

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: April 22, 2014

Project Name: The Enclave at Bridle Ridge Preliminary Plat

Owners: Sally Lou Nipert, 14004 156th Avenue SE, Renton, WA 98059
G. Richard Ouimet, 2923 Maltby Road, Bothell, WA 98012

Applicant/Contact: Justin Lagers, PNW Holdings LLC, 9675 SE 36th Street, Suite 105, Mercer Island, 98040

File Number: LUA14-000241, ECF, PP

Project Manager: Jill Ding, Senior Planner

Project Summary: Proposed subdivision of an 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. The site is currently developed with one single family residences and a detached garage proposed to be removed. No critical areas are present on the project site.

Project Location: 14038 156th Avenue SE

Site Area: 328,129 SF (8.8 ac)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report, dated April 22, 2014
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Plat Map
- Exhibit 4: Tree Cutting/Land Clearing (2 sheets)
- Exhibit 5: Drainage Control Plan
- Exhibit 6: Landscape Plan (5 sheets)
- Exhibit 7: Topography Map
- Exhibit 8: Conceptual Road and Grading Plan
- Exhibit 9: Utilities Plan, Generalized
- Exhibit 10: Road Profile and Cross Section Details (3 sheets)
- Exhibit 11: Preliminary Traffic Control Plan
- Exhibit 12: Traffic Impact Analysis, prepared by Northwest Traffic Experts, dated December 27, 2013
- Exhibit 13: Technical Information Report, prepared by D.R. Strong Consulting Engineers, Inc., dated February 19, 2014
- Exhibit 14: Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC, dated February 5, 2014
- Exhibit 15: Arborist Report, prepared by Greenforest Inc., dated February 18, 2014
- Exhibit 16: Wetland Report, prepared by Sewall Wetland Consulting, Inc., dated February 3, 2014
- Exhibit 17: SEPA Determination
- Exhibit 18: ERC Mitigation Measures and Advisory Notes
- Exhibit 19: Affidavit of Mailing
- Exhibit 20: Comment letter dated March 21, 2014 from David Michalski
- Exhibit 21: Comment letter dated March 22, 2014 from Roger Paulsen
- Exhibit 22: Staff response to David Michalski dated April 9, 2014
- Exhibit 23: Staff response to Roger Paulsen dated April 14, 2014
- Exhibit 24: Drainage (Surface Water) Standards Administrative Policy/Code Interpretation, dated February 4, 2013
- Exhibit 25: Safe route to schools exhibit

C. GENERAL INFORMATION:

- | | |
|--|---|
| 1. Owner(s) of Record: | Sally Lou Nipert
14004 156 th Avenue SE
Renton, WA 98059 |
| | G. Richard Ouimet
2923 Maltby Road
Bothell, WA 98012 |
| 2. Zoning Designation: | Residential – 4 du/ac (R-4) |
| 3. Comprehensive Plan Land Use Designation: | Residential Low Density (RLD) |
| 4. Existing Site Use: | Contains one single family residence and a detached garage. |

5. Neighborhood Characteristics:

- a. **North:** *Single Family Residential (R-4 zone)*
 - b. **East:** *Single Family Residential (R-4 zone)*
 - c. **South:** *Single Family Residential (R-4 zone)*
 - d. **West:** *Single Family Residential (King County R-4)*
6. **Site Area:** 328,129 SF (8.8 ac)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/04
Pre-zoning – East Renton Plateau	N/A	5254	01/17/07
Annexation	N/A	5398	08/11/08

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service will be provided by Water District #90.
- b. Sewer: Sewer service will be provided by the City of Renton. There is an 8-inch sewer main in 156th Avenue SE.
- c. Surface/Storm Water: There is a 12 inch storm pipe in 156th Avenue SE to the north of the project site.

2. Streets: There are no street frontage improvements along 156th Avenue SE.

3. Fire Protection: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations
- b. Section 4-4-130: Tree Cutting and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-080: Detailed Procedures for Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards

- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 9 Procedures and Review Criteria**6. Chapter 11 Definitions****G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element
- 2. Community Design Element

H. FINDINGS OF FACT:

1. The applicant is requesting a preliminary plat in order to subdivide an 8.8 acre site into 31 single family lots, one stormwater tract (Tract A), and one open space tract (Tract B). The proposal would result in a density of 4.45 du/ac.
2. The Planning Division of the City of Renton accepted the above master application for review on February 27, 2014 and determined it complete on March 10, 2014. The project complies with the 120-day review period.
3. The proposed plat would be located on the east side of 156th Avenue SE between SE 139th Place and SE 143rd Street at 14038 156th Avenue SE.
4. The property is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential-4 (R-4) zoning classification. Lands in the RLD designation are intended to guide development on land appropriate for a range of low intensity residential where land is either constrained by sensitive areas or where the City has the opportunity to add larger-lot housing stock, at urban densities of 4 du/net acre, to its inventory.
5. The project site is comprised of a total of three parcels 1423059122, 1423059023, and 1423059057. A Lot Line Adjustment (City of Renton File No. LUA14-000250) was submitted concurrently with the preliminary plat application. The proposed lot line adjustment would remove 30,175 square feet of parcel 1423059057 from the proposed preliminary plat.
6. The proposed subdivision would result in 31 lots ranging in lot size from 8,050 square feet to 12,566 square feet, one 32,174 square foot stormwater tract (Tract A) and one 490 square foot open space tract (Tract B).
7. The site is currently occupied by a single family residence, a detached garage, and associated gravel driveways.
8. The existing residence and the detached garage are proposed to be demolished as a part of the proposed subdivision.
9. The current site contains 303 significant trees of which 57 are determined to be dead and/or dangerous by the applicants Arborist, 46 would be located in the proposed roadway and 35 are proposed to be retained.
10. The site is rectangular in shape.
11. The following table identifies the proposed approximate dimensions for Lots 1-31:

<u>As Proposed</u>	<u>Lot Size</u>	<u>Width</u>	<u>Depth</u>
---------------------------	------------------------	---------------------	---------------------

Lot 1	8,190 SF	70 feet	117 feet
Lot 2	8,190 SF	70 feet	117 feet
Lot 3	8,986 SF	76 feet	117 feet
Lot 4	12,566 SF	70 feet	123 feet
Lot 5	8,346 SF	70 feet	101 feet
Lot 6	8,050 SF	70 feet	115 feet
Lot 7	8,052 SF	70 feet	115 feet
Lot 8	8,052 SF	70 feet	115 feet
Lot 9	8,052 SF	70 feet	115 feet
Lot 10	8,052 SF	70 feet	115 feet
Lot 11	8,051 SF	70 feet	115 feet
Lot 12	10,479 SF	101 feet	105 feet
Lot 13	11,170 SF	94 feet	115 feet
Lot 14	9,266 SF	82 feet	114 feet
Lot 15	8,398 SF	73 feet	115 feet
Lot 16	8,625 SF	75 feet	115 feet
Lot 17	8,050 SF	70 feet	115 feet
Lot 18	8,050 SF	70 feet	115 feet
Lot 19	9,251 SF	80 feet	115 feet
Lot 20	9,264 SF	82 feet	115 feet
Lot 21	8,050 SF	70 feet	115 feet
Lot 22	8,050 SF	70 feet	115 feet
Lot 23	8,050 SF	70 feet	115 feet
Lot 24	8,683 SF	75 feet	115 feet
Lot 25	9,533 SF	82 feet	115 feet
Lot 26	9,168 SF	82 feet	115 feet
Lot 27	8,683 SF	75 feet	115 feet
Lot 28	8,050 SF	70 feet	115 feet
Lot 29	8,050 SF	70 feet	115 feet
Lot 30	8,050 SF	70 feet	115 feet
Lot 31	9,539 SF	82 feet	115 feet
Storm Drainage Tract A	32,174 SF	-	-
Open Space Tract B	490	-	-

12. Access to all lots would be provided along a new looped public road (Road A and Road B) off of 156th Avenue SE. A dead end access is also provided, terminating in a temporary cul-de-sac at the south property line. It is anticipated the dead end access would extend onto the adjacent property to the south at a later date, under a future application for development.
13. The site generally slopes to the southwest with an elevation change of 20 feet. A geotechnical report for the site was submitted containing information on the surface conditions, subsurface conditions and groundwater.
14. A wetland report prepared by Sewall Wetland Consulting, Inc. (Exhibit 16) (dated February 3, 2014) was submitted with the project application. There are no critical areas on site.
15. The conceptual landscape plan (Exhibit 6) submitted with the application includes the installation of street trees within a proposed 8-foot planter along all street frontages. A 10-foot wide onsite landscape strip is proposed along the frontage of all lots and a 10-foot wide landscape strip is also

proposed around the storm drainage tract A. Vegetation proposed includes: Red Maple, Flowering Pear, Katsura, Western Red Cedar, Douglas Fir, Vine Maple, Himalayan Birch, Maple, Ash, Rockrose, Euonymus, Orange Sedge, Dwarf Ft. Grass, Evergreen Huckleberry, Lavender, Heavenly Bamboo, Oregon Grape, Pacific wax myrtle, Evergreen Azalea, Blue Oat Grass, Maiden Grass, Emerald Green Arborvitae, Heather, Kinnikinnik, and lawn.

16. A drainage plan (Exhibit 5) and drainage report (Exhibit 13) has been submitted with the application. The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The Engineer proposes to develop an on-site storm detention/water quality pond located in proposed Tract A.
17. Based on the provided Geotechnical Report (Exhibit 14) infiltration on the site or individual lots is not feasible.
18. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on March 31, 2014, the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Enclave at Bridle Ridge Preliminary Plat (Exhibit 17). The DNS-M included one mitigation measure. A 14-day appeal period commenced on April 4, 2014 and ends on April 18, 2014. As of the date of the preparation of this report, no appeals of the threshold determination have been filed.
19. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measure with the Determination of Non-Significance – Mitigated:
 - 1) Project construction shall be required to comply with the recommendations outlined in the submitted Geotechnical Engineering Study prepared by Earth Solutions, NW (dated February 5, 2014).
20. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report.
21. Staff received two citizen comments during the 14 day public comment period (Exhibits 20 and 21). On April 9, 2014 and April 14, 2014 staff responded to the citizen comments (Exhibits 22 and 23).

I. CONCLUSIONS:

PRELIMINARY PLAT REVIEW CRITERIA:

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The site is designated Residential Low Density (RLD) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:

✓	Policy LU-147. Adopt urban density of at least four (4) dwelling units per net acre for residential uses except in areas with identified and documented sensitive areas and/or areas identified as urban separators.
✓	Policy LU-157. Within the Residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.
✓	Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.
✓	Policy CD-15. Infill development should be reflective of the existing character of established

	neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.
✓	Policy CD-17. Setbacks and other development standards should not be reduced on newly platted lots through modification or variance to facilitate increased density.
2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:	
The subject site is classified Residential-4 du/ac (R-4) on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-4 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	<p>Density: The maximum density permitted in the R-4 zone is 4.0 dwelling units per net acre. All fractions which result from net density calculations shall be truncated at two (2) numbers past the decimal (e.g., 4.5678 becomes 4.56). Calculations for minimum or maximum density which result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><u>Staff Comment:</u> After subtracting approximately 79,419 square feet of road for proposed right-of-way dedications; the net square footage of the site is 303,707 square feet (6.97 net acres). The 31 lot proposal would arrive at a net density of 4.45 dwelling units per acre (31 lots / 6.97 acres = 4.45 du/ac), which falls within the permitted density range for the R-4 zone.</p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zoning designation is 8,000 square feet. A minimum lot width of 70 feet is required for interior lots and 80 feet for corner lots. Lot depth is required to be a minimum of 80 feet.</p> <p><u>Staff Comment:</u> As demonstrated in the table above under finding of fact 10, all lots meet the requirements for minimum lot size, width and depth.</p>
✓	<p>Setbacks: Setbacks in the R-4 zone are the following: front yard is 30 feet; a side yard along the street is 20 feet; interior side yard is 5 feet; the rear yard is 25 feet.</p> <p><u>Staff Comment:</u> An existing single family residence and detached garage are located on the project site and are proposed for removal. The setback requirements for the new residences would be verified at the time of building permit review. Staff recommends as a condition of approval that a demolition permit be obtained and all required inspections be completed for the removal of the existing single family residence and detached garage prior to Final Plat recording.</p>
✓	<p>Building Standards: Building height is restricted to 30 feet. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 55 percent.</p> <p><u>Staff Comment:</u> The building standards for the proposed lots would be verified at the time of building permit review.</p>
Partial Compliance	<p>Landscaping: Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development.</p> <p>Minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover are to be located in this area when present.</p> <p>Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard. A minimum of two (2) trees are to be located in the front yard prior to final inspection.</p>

	<p>In addition, per an Administrative Interpretation (effective date February 4, 2013) (Exhibit 24) a minimum 15-foot wide landscaping strip around the outside of the fenced stormwater detention tract (Tract A) is required unless otherwise determined through the subdivision review process.</p> <p><u>Staff Comment:</u> As proposed the conceptual landscape plan (Exhibit 6) does comply with the 10-foot wide on-site landscape requirement along street frontages. A 10-foot wide landscape strip is proposed around the perimeter of the storm drainage tract (Tract A), which is less than the 15-foot wide requirement. However, if the proposed subdivision were required to include the 15-foot wide landscape strip, this would result in a loss of at least one lot. Therefore, staff recommends that the applicant be required to install a 10-foot wide landscaped visual barrier around the outside perimeter of the stormwater detention tract in lieu of the required 15-foot wide landscaping strip.</p> <p>The applicant has proposed to install Red Maple trees in the planting strip along the 156th Avenue SE frontage, Flowering Pear trees in the planting strip along the east/west frontages of Roads A and B, and Katsura trees along the north/south internal access road located on the east side of the project site. As such, all lots would have trees along the frontage; therefore staff recommends approval of eliminating the requirement for trees in the on-site landscape strips along all frontages. However, the requirement for a mixture of shrubs and ground cover would still be required and is shown on the conceptual landscape plan (Exhibit 6).</p> <p>Staff recommends as a condition of approval that a final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance, including a 10-foot landscaped visual barrier around the outside perimeter of the storm drainage tract (Tract A). The landscaped visual barrier around the perimeter of Tract A shall be installed prior to recording of the final plat. Street frontage landscaping shall be installed prior to Certificate of Occupancy for the new single family residences.</p>
✓	<p>Parking: Each unit is required to accommodate off street parking for a minimum of two vehicles.</p> <p><u>Staff Comment:</u> Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles.</p>
<p>3. COMMUNITY ASSETS: The proposal is consistent with the following community asset requirements if all conditions of approval are complied with:</p>	
✓	<p>Tree Retention: RMC 4-4-130H requires thirty percent of the trees shall be retained in a residential development. When the required number of protected trees cannot be retained, new trees, with a two-inch (2") caliper or greater, shall be planted. The replacement rate shall be twelve (12) caliper inches of new trees to replace each protected tree removed.</p> <p><u>Staff Comment:</u> The site is currently occupied by a single family residence, detached garage and associated gravel driveways. The site is currently vegetated with a total of 303 significant trees, lawn, and landscaping associated with the existing single family residence. Of the existing 303 significant trees 57 have been determined to be dead, diseased and/or dangerous per the applicant's Arborist Report (Exhibit 15), and 46 would be located in the proposed roadway resulting in a total of 200 trees that have been identified as protected trees. Of the 200 protected trees 30 percent or 60 trees are required to be retained and/or replaced on the project site. The applicant proposes to retain 35 trees and install 150 2-inch caliper replacement trees, which complies with the City of Renton's Tree Retention requirements.</p> <p>The trees identified for retention are located along the eastern boundary of the project site. In order to retain these trees, the applicant has proposed to curve the roadway which terminates at the southern boundary of the project site (see further discussion below under Access). The City's Arborist will conduct a site visit to determine if additional trees along the</p>

	<p>eastern boundary of the project site are available for retention. A final tree retention plan shall be submitted with the construction permit application that verifies preservation of the all trees identified in Exhibit 4, and any additional trees located along the east property line, that are determined to be viable retention trees by the City Arborist. Staff recommends as a condition of approval that a final tree retention plan be submitted with the construction permit application identifying all the trees to be retained, as determined by the City Arborist.</p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
Partial Compliance	<p>Access: Each lot must have access to a public street or road. Access may be by private access easement per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Access to all lots would be provided along a new looped public road (Road A and B). The driveway width standards for the proposed lots would be verified at the time of building and construction permit review.</p> <p>There is a roadway stub located just south of the subdivision site. Pursuant to City of Renton code, the roadway is to be extended north in a straight line. However, the applicant indicated that by curving the road alignment a significant amount of trees could be retained along the east property line. Once the homes are sold as individual lots, each home owner has the ability to remove up to 3 trees a year without permits. These trees would not provide the vegetative screen intended if they are remove immediately following home construction as such they should be retained in a tree protection easement. Of the approximately 44 trees located along the east property line, the applicant is proposing to retain 21 trees. The 23 trees proposed for removal (identified as trees 5406, 5408-5415, 6181-6185, 6234, and 6229-6231) have been identified as diseased and/or dangerous per the submitted Tree Inspection Report (Exhibit 15). The City's arborist will review the submitted Tree Cutting and Land Clearing Plan (Exhibit 4)) and Tree Inspection Report (Exhibit 15) and verify which trees located along the east property boundary are available for retention. Staff recommends as a condition of preliminary plat approval that an easement for tree protection be recorded along the east property line to protect the trees available for retention (as determined by the City of Renton Arborist). The easement should be of sufficient width to adequately protect the trees identified for protection, however staff recommends that the easement width be permitted to vary based on the width of the stand of trees proposed to be retained.</p>
✓	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> There is one block proposed and it contains two tiers of lots, therefore the proposed preliminary plat complies with this requirement.</p>
Partial Compliance	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The following street improvements are required:</p> <ul style="list-style-type: none"> The current transportation impact fee is currently assessed at a rate of \$1,430.72 per new lot. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. A looped roadway with stub ending is a temporary cul-de-sac is proposed as the internal site access. The cul-de-sac must meet City of Renton code and Fire Department requirements. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4-6-060. The new internal roadway shall be a 53-foot wide right of way, with

	<p>26 feet of pavement, curb, gutter, an 8-foot planter strip and a 5-foot sidewalk installed along both sides of the street. One side of the road will be marked No Parking. As per code, the minimum separation of intersections along an arterial is 125 feet. If in future there are significant concerns regarding left turns to and from the south loop of the internal public street onto 156th Ave SE, the City traffic operations may impose left turn restrictions at that intersection.</p> <ul style="list-style-type: none"> To meet the City's complete street standards, frontage improvements along the project side in 156th Ave SE shall include 22 feet of paving from the centerline, gutter, a 0.5 feet wide curb, an 8-foot planter strip and a 5-foot roadway per City code 4-6-060. To build this street section, five and half feet of right of way dedication will be required. It is shown on the plans. Street lighting is required for this plat on the frontage and on the internal access road. LED lighting plans will be included with the civil plan submittal. Tract B appears to be a 'spite' strip to prohibit any new lots created as a result of the future subdivision of parcel 1423059057, located to the northwest of the project site from gaining access to proposed Road A. This is not permitted, Tract B shall be required to be dedicated as right-of-way. <p>The applicant provided Road Profile and Cross Section Details with the application (Exhibit 10) which shows the required frontage improvements. A street lighting plan was not included with the preliminary plat submittal, staff recommends as a condition of preliminary plat approval that a street lighting plan be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer. Staff also recommends as a condition of approval that the plat map be revised to show Tract B as dedicated right-of-way. The revised plat map shall be submitted to the Current Planning Project Manager prior to recording of the final plat.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The properties surrounding the subject site are single-family residences and are designated R-4 on the City's zoning maps and King County maps. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourages large lot development.</p>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Maplewood Elementary, McKnight Middle School and Hazen High School. Any new students from the proposed development would be bussed to their schools. The stop is located approximately .06 mile from the project site at 156th Avenue SE & SE 5th Place. The proposed project includes the installation of frontage improvements along the 156th Avenue SE frontage, including sidewalks. Students would walk a short distance along 156th Avenue SE north of the project site along the road shoulder to the bus stop. However, there appears to be adequate area along the road shoulder to provide for safe walking conditions (Exhibit 25). In addition, the City is requiring right-of-way dedicated along the frontage of parcel 1423059057 (which is being removed from the project site via lot line adjustment) to allow for the future</p>

	<p>installation of frontage improvements which would be required upon the receipt of a future subdivision application. The bus is traveling south students would be required to cross 156th Avenue SE at SE 5th Place via the existing crosswalk. The driver stops traffic to allow the students to cross 156th Avenue SE and board the bus.</p> <p>A School Impact Fee, based on new single-family lot, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$6,392.00 per single family residence.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A drainage plan (Exhibit 5) and drainage report (Exhibit 13) dated February 26, 2014 was submitted by D.R. Strong Consulting Engineers Inc. The proposed 31 lot subdivision is subject to Full Drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 8.7 acre vegetated site generally slopes to the southwest. The site is located within the Lower Cedar River Basin and has a discharge to areas maintained by King County. King County has been provided a copy of these plans and reports that the project could impact King County's Orting Hills Creek and service area. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to basic water quality treatment and Level 2 flow control, which could be elevated to Level 3 depending on downstream conditions. A level 2 flow control facility is typically sized to match the pre-developed rates for the forested condition extending from 50% of the 2 year up to the 50 year flow. The engineer has designed a combined detention and wetpond to be located at the southwest corner of the site. Access and maintenance to the proposed combined water quality and retention facility will be required per the 2009 King County SWDM and the City of Renton Amendments to the KCSWDM. A level 3 downstream analysis will be required for the project. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development. The final drainage plan and drainage report must be submitted with the utility construction permit application. Secondary review may be required for the pond with both structural engineer and geotech engineer, and lining may also be required.</p> <p>A geotechnical report, dated February 4, 2014 was submitted by Earth Solutions NW, LLC (Exhibit 14). A SEPA mitigation measure (Exhibit 17) was imposed by the City's Environmental Review Committee (ERC) requiring that the project construction comply with the recommendations outlined in the submitted geotechnical report (Exhibit 14). The report identifies the soils as sand glacial till. These soils will not support infiltration. Perched groundwater was found at a number of test pits. Due to the high moisture content, the geotech recommends site grading be limited to the summer months. If the grading is to take place during the wetter winter or spring month, the geotech recommends a contingency in the project budget be included to allow for export of native soil and import of structural fill. The applicant shall be required to create a homeowner's association of maintenance agreement for the shared utilities, stormwater facilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.</p>

✓	<p>Water and Sanitary Sewer: Water service will be provided by Water District #90. A water availability certificate was submitted to the City. Approved water plans shall be submitted to the City.</p> <p>Sewer service is provided by the City of Renton. The project proposes to get sewer service by extending the 8-inch existing sewer main, located south of the site on 156th Ave SE near the intersection with SE 144th Street and extending the sewer main into the plat. The project is required to extend the sewer main along 156th Ave SE up to the north property line. The extension of the sewer main from the south on 156th Ave SE will require overlay pavement restoration for at least half street. A sewer stub is to be extended from the proposed sewer main in the internal access road, to the east property line (with a 10 foot sewer easement). A man hole is to be located on the sewer main in the proposed internal public street and a clean out at the end of the sewer stub. System development charge (SDC) fees for sewer are based on the size of the new domestic water meter that will serve each new lot. The current fee per lot based on ¾-inch or 1-inch water is \$2,033.00. This fee is paid prior to issuance of the construction permit. This parcel falls within the boundaries of the Central Plateau Sewer Special Assessment District. Fee calculated as of 3/24/2014 is \$438.16 per new lot. Interest accrues at a daily rate of \$0.05111 until the fee is paid.</p>
---	---

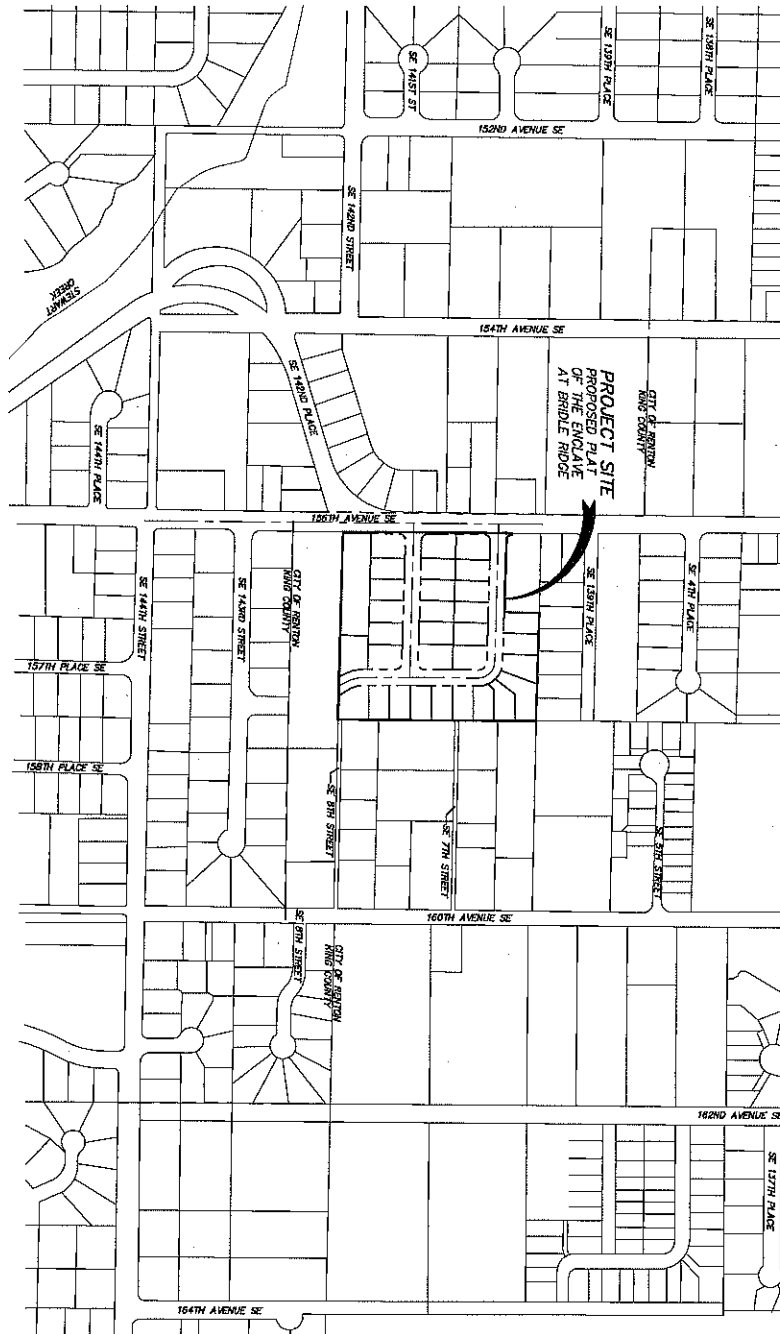
J. RECOMMENDATIONS:

Staff recommends approval of the Enclave at Bridle Ridge Preliminary Plat, LUA14-000241, ECF, PP subject to the following conditions:

1. The applicant shall comply with the one mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated March 31, 2014.
2. The applicant shall obtain a demolition permit and all required inspections for the removal of the existing single family residence and detached garage prior to Final Plat recording.
3. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance, including a 10-foot landscaped visual barrier around the perimeter of the storm drainage tract (Tract A).
4. The landscaped visual barrier around the perimeter of Tract A shall be installed prior to recording of the final plat. Street frontage landscaping shall be installed prior to Certificate of Occupancy for the new single family residences.
5. An easement for tree protection shall be recorded along the east property line to protect the trees available for retention (as determined by the City of Renton Arborist). The easement should be of sufficient width to adequately protect the trees identified for protection, however staff recommends that the easement width be permitted to vary based on the width of the stand of trees proposed to be retained. Such easement shall be identified on the face of the Final Plat.
6. A final tree retention plan shall be submitted with the construction permit application identifying all the trees to be retained, as determined by the City Arborist.
7. A street lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer.
8. The plat map shall be revised to show Tract B as dedicated right-of-way. The revised plat map shall be submitted to the Current Planning Project Manager prior to recording of the final plat.
9. Secondary review may be required for the pond with both structural engineer and geotech engineer, and lining may also be required.

10. Site grading shall be limited to the summer months. If the grading is to take place during the wetter winter or spring month, a contingency shall be provided in the project budget to allow for export of native soil and import of structural fill.
11. The applicant shall be required to create a homeowner's association of maintenance agreement for the shared utilities, stormwater facilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

SE 1/4 SECTION 14, TOWNSHIP 23 N, RANGE 5 E, W.M..
THE ENCLAVE AT BRIDLE RIDGE



NOTE:
FEATURES SHOWN ON THIS MAP ARE ORIGIN APPROXIMATELY USING KING COUNTY MAP

[illegible]

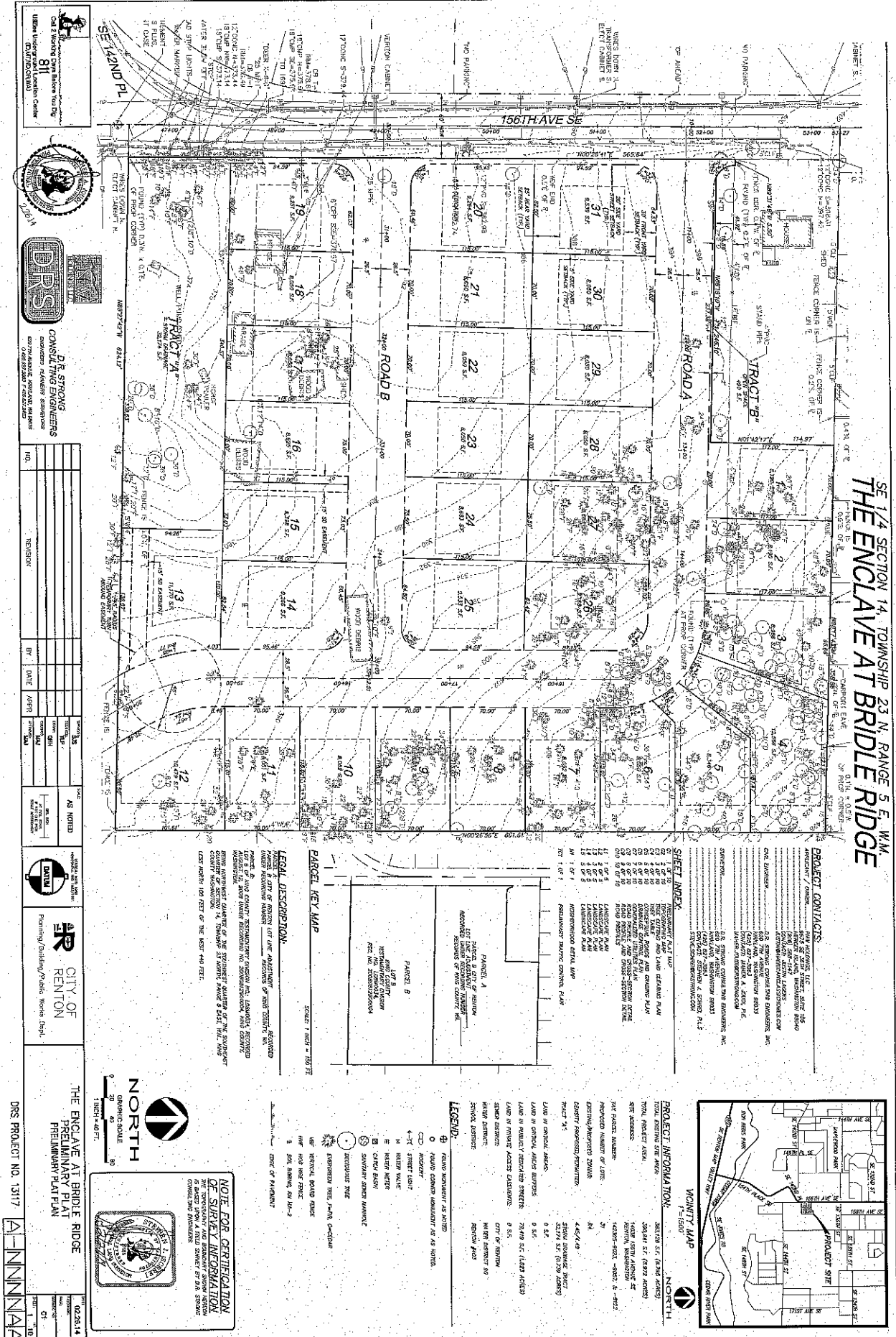
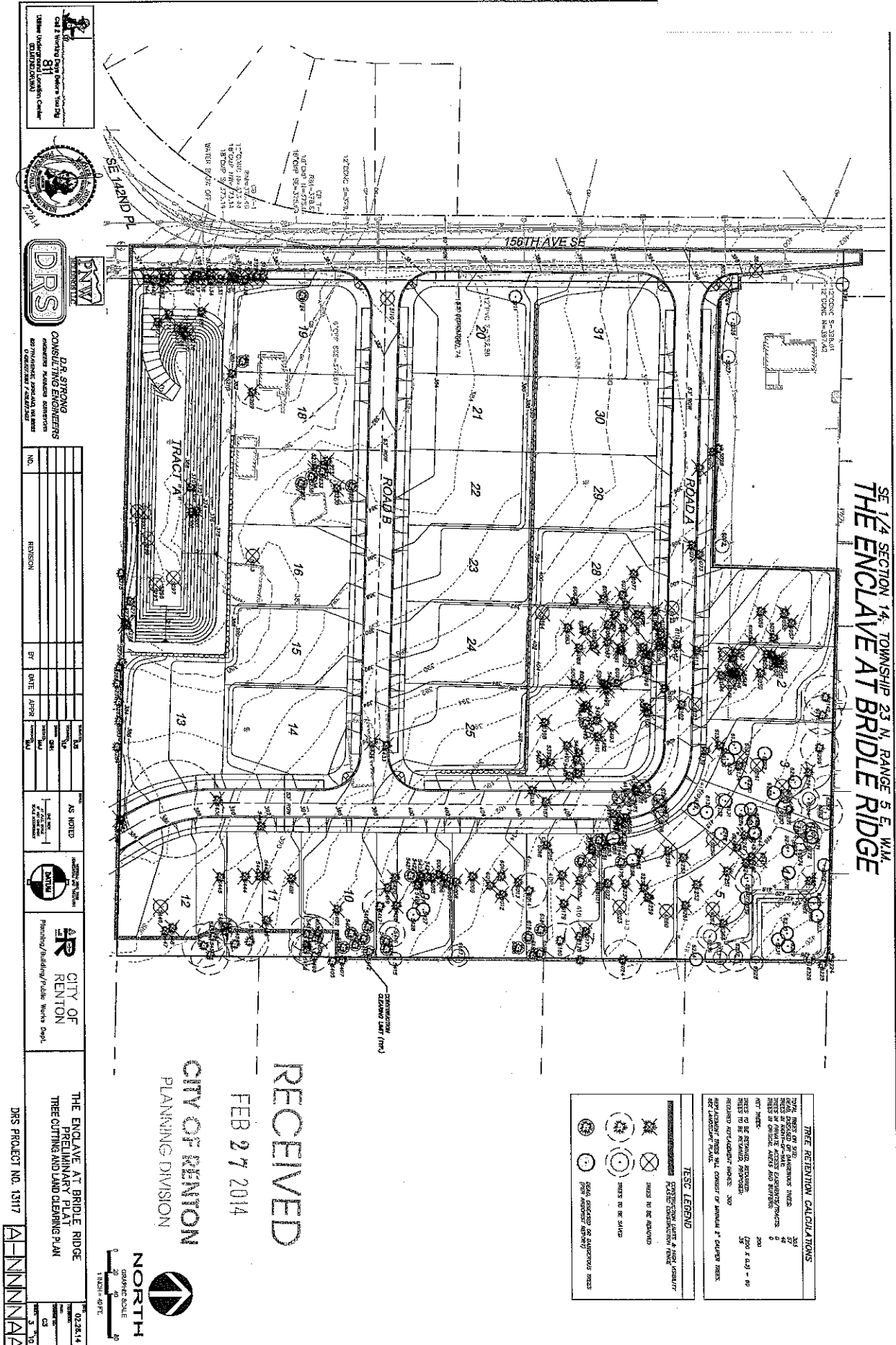


EXHIBIT 4

THE ENCLAVE AT



SE 1/4 SECTION 14, TOWNSHIP 23 N, RANGE 5 E, WM. THE ENCLAVE AT BRIDLE RIDGE

XXX-XXXX

PROJECT NAME
THE ENCLAVE AT BRIDLE RIDGE

TREES FOR RETENTION

TREE NO.	DATE	DBH	HT	REMARKS
5741	05/04/15	14	14	
5742	05/04/15	14	14	
5743	05/04/15	14	14	
5744	05/04/15	14	14	
5745	05/04/15	14	14	
5746	05/04/15	14	14	
5747	05/04/15	14	14	
5748	05/04/15	14	14	
5749	05/04/15	14	14	
5750	05/04/15	14	14	
5751	05/04/15	14	14	
5752	05/04/15	14	14	
5753	05/04/15	14	14	
5754	05/04/15	14	14	
5755	05/04/15	14	14	
5756	05/04/15	14	14	
5757	05/04/15	14	14	
5758	05/04/15	14	14	
5759	05/04/15	14	14	
5760	05/04/15	14	14	
5761	05/04/15	14	14	
5762	05/04/15	14	14	
5763	05/04/15	14	14	
5764	05/04/15	14	14	
5765	05/04/15	14	14	
5766	05/04/15	14	14	
5767	05/04/15	14	14	
5768	05/04/15	14	14	
5769	05/04/15	14	14	
5770	05/04/15	14	14	
5771	05/04/15	14	14	
5772	05/04/15	14	14	
5773	05/04/15	14	14	
5774	05/04/15	14	14	
5775	05/04/15	14	14	
5776	05/04/15	14	14	
5777	05/04/15	14	14	
5778	05/04/15	14	14	
5779	05/04/15	14	14	
5780	05/04/15	14	14	
5781	05/04/15	14	14	
5782	05/04/15	14	14	
5783	05/04/15	14	14	
5784	05/04/15	14	14	
5785	05/04/15	14	14	
5786	05/04/15	14	14	
5787	05/04/15	14	14	
5788	05/04/15	14	14	
5789	05/04/15	14	14	
5790	05/04/15	14	14	
5791	05/04/15	14	14	
5792	05/04/15	14	14	
5793	05/04/15	14	14	
5794	05/04/15	14	14	
5795	05/04/15	14	14	
5796	05/04/15	14	14	
5797	05/04/15	14	14	
5798	05/04/15	14	14	
5799	05/04/15	14	14	
5800	05/04/15	14	14	

TREES FOR RETENTION

TREE NO.	DATE	DBH	HT	REMARKS
5741	05/04/15	14	14	
5742	05/04/15	14	14	
5743	05/04/15	14	14	
5744	05/04/15	14	14	
5745	05/04/15	14	14	
5746	05/04/15	14	14	
5747	05/04/15	14	14	
5748	05/04/15	14	14	
5749	05/04/15	14	14	
5750	05/04/15	14	14	
5751	05/04/15	14	14	
5752	05/04/15	14	14	
5753	05/04/15	14	14	
5754	05/04/15	14	14	
5755	05/04/15	14	14	
5756	05/04/15	14	14	
5757	05/04/15	14	14	
5758	05/04/15	14	14	
5759	05/04/15	14	14	
5760	05/04/15	14	14	
5761	05/04/15	14	14	
5762	05/04/15	14	14	
5763	05/04/15	14	14	
5764	05/04/15	14	14	
5765	05/04/15	14	14	
5766	05/04/15	14	14	
5767	05/04/15	14	14	
5768	05/04/15	14	14	
5769	05/04/15	14	14	
5770	05/04/15	14	14	
5771	05/04/15	14	14	
5772	05/04/15	14	14	
5773	05/04/15	14	14	
5774	05/04/15	14	14	
5775	05/04/15	14	14	
5776	05/04/15	14	14	
5777	05/04/15	14	14	
5778	05/04/15	14	14	
5779	05/04/15	14	14	
5780	05/04/15	14	14	
5781	05/04/15	14	14	
5782	05/04/15	14	14	
5783	05/04/15	14	14	
5784	05/04/15	14	14	
5785	05/04/15	14	14	
5786	05/04/15	14	14	
5787	05/04/15	14	14	
5788	05/04/15	14	14	
5789	05/04/15	14	14	
5790	05/04/15	14	14	
5791	05/04/15	14	14	
5792	05/04/15	14	14	
5793	05/04/15	14	14	
5794	05/04/15	14	14	
5795	05/04/15	14	14	
5796	05/04/15	14	14	
5797	05/04/15	14	14	
5798	05/04/15	14	14	
5799	05/04/15	14	14	
5800	05/04/15	14	14	

EXCLUDED TREES

TREE NO.	DATE	DBH	HT	REMARKS
5741	05/04/15	14	14	
5742	05/04/15	14	14	
5743	05/04/15	14	14	
5744	05/04/15	14	14	
5745	05/04/15	14	14	
5746	05/04/15	14	14	
5747	05/04/15	14	14	
5748	05/04/15	14	14	
5749	05/04/15	14	14	
5750	05/04/15	14	14	
5751	05/04/15	14	14	
5752	05/04/15	14	14	
5753	05/04/15	14	14	
5754	05/04/15	14	14	
5755	05/04/15	14	14	
5756	05/04/15	14	14	
5757	05/04/15	14	14	
5758	05/04/15	14	14	
5759	05/04/15	14	14	
5760	05/04/15	14	14	
5761	05/04/15	14	14	
5762	05/04/15	14	14	
5763	05/04/15	14	14	
5764	05/04/15	14	14	
5765	05/04/15	14	14	
5766	05/04/15	14	14	
5767	05/04/15	14	14	
5768	05/04/15	14	14	
5769	05/04/15	14	14	
5770	05/04/15	14	14	
5771	05/04/15	14	14	
5772	05/04/15	14	14	
5773	05/04/15	14	14	
5774	05/04/15	14	14	
5775	05/04/15	14	14	
5776	05/04/15	14	14	
5777	05/04/15	14	14	
5778	05/04/15	14	14	
5779	05/04/15	14	14	
5780	05/04/15	14	14	
5781	05/04/15	14	14	
5782	05/04/15	14	14	
5783	05/04/15	14	14	
5784	05/04/15	14	14	
5785	05/04/15	14	14	
5786	05/04/15	14	14	
5787	05/04/15	14	14	
5788	05/04/15	14	14	
5789	05/04/15	14	14	
5790	05/04/15	14	14	
5791	05/04/15	14	14	
5792	05/04/15	14	14	
5793	05/04/15	14	14	
5794	05/04/15	14	14	
5795	05/04/15	14	14	
5796	05/04/15	14	14	
5797	05/04/15	14	14	
5798	05/04/15	14	14	
5799	05/04/15	14	14	
5800	05/04/15	14	14	

EXCLUDED TREES

TREE NO.	DATE	DBH	HT	REMARKS
5741	05/04/15	14	14	
5742	05/04/15	14	14	
5743	05/04/15	14	14	
5744	05/04/15	14	14	
5745	05/04/15	14	14	
5746	05/04/15	14	14	
5747	05/04/15	14	14	
5748	05/04/15	14	14	
5749	05/04/15	14	14	
5750	05/04/15	14	14	
5751	05/04/15	14	14	
5752	05/04/15	14	14	
5753	05/04/15	14	14	
5754	05/04/15	14	14	
5755	05/04/15	14	14	
5756	05/04/15	14	14	
5757	05/04/15	14	14	
5758	05/04/15	14	14	
5759	05/04/15	14	14	
5760	05/04/15	14	14	
5761	05/04/15	14	14	
5762	05/04/15	14	14	
5763	05/04/15	14	14	
5764	05/04/15	14	14	
5765	05/04/15	14	14	
5766	05/04/15	14	14	
5767	05/04/15	14	14	
5768	05/04/15	14	14	
5769	05/04/15	14	14	
5770	05/04/15	14	14	
5771	05/04/15	14	14	
5772	05/04/15	14	14	
5773	05/04/15	14	14	
5774	05/04/15	14	14	
5775	05/04/15	14	14	
5776	05/04/15	14	14	
5777	05/04/15	14	14	
5778	05/04/15	14	14	
5779	05/04/15	14	14	
5780	05/04/15	14	14	
5781	05/04/15	14	14	
5782	05/04/15	14	14	
5783	05/04/15	14	14	
5784	05/04/15	14	14	
5785	05/04/15	14	14	
5786	05/04/15	14	14	
5787	05/04/15	14	14	
5788	05/04/15	14	14	
5789	05/04/15	14	14	
5790	05/04/15	14	14	
5791	05/04/15	14	14	
5792	05/04/15	14	14	
5793	05/04/15	14	14	
5794	05/04/15	14	14	
5795	05/04/15	14	14	
5796	05/04/15	14	14	
5797	05/04/15	14	14	
5798	05/04/15	14	14	
5799	05/04/15	14	14	
5800	05/04/15	14	14	

EXCLUDED TREES NOTE
SEE ASSIGNED REMOTE DATE REMOVAL IN 2014 BY
CONTRACTOR TO BE DETERMINED BY THE
OWNER. THE REMOVAL OF TREES WILL BE
DONE IN ACCORDANCE WITH THE
MICHIGAN TREE PROTECTION ACT.

EXCLUDED TREES NOTE
SEE ASSIGNED REMOTE DATE REMOVAL IN 2014 BY
CONTRACTOR TO BE DETERMINED BY THE
OWNER. THE REMOVAL OF TREES WILL BE
DONE IN ACCORDANCE WITH THE
MICHIGAN TREE PROTECTION ACT.

EXCLUDED TREES NOTE
SEE ASSIGNED REMOTE DATE REMOVAL IN 2014 BY
CONTRACTOR TO BE DETERMINED BY THE
OWNER. THE REMOVAL OF TREES WILL BE
DONE IN ACCORDANCE WITH THE
MICHIGAN TREE PROTECTION ACT.

DRS
CONSULTING ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING ENGINEERS

DRS PROJECT NO. 13117

THE ENCLAVE AT BRIDLE RIDGE
PRELIMINARY PLAT
TREE TABLE

CITY OF
RENTON
Planning/Building/Public Works Dept.

DATE: 02/28/14
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 04/10/14

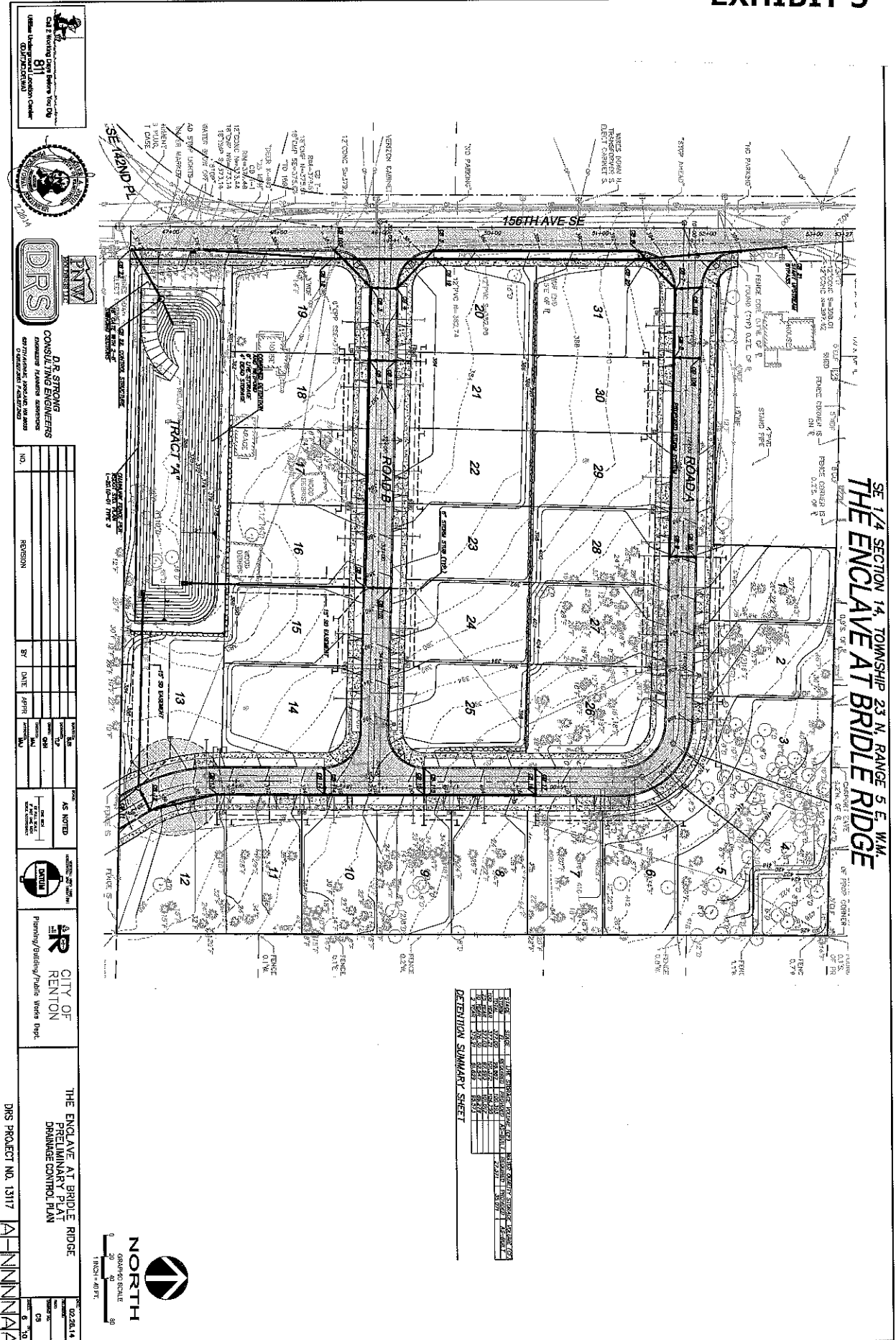
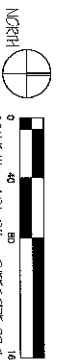
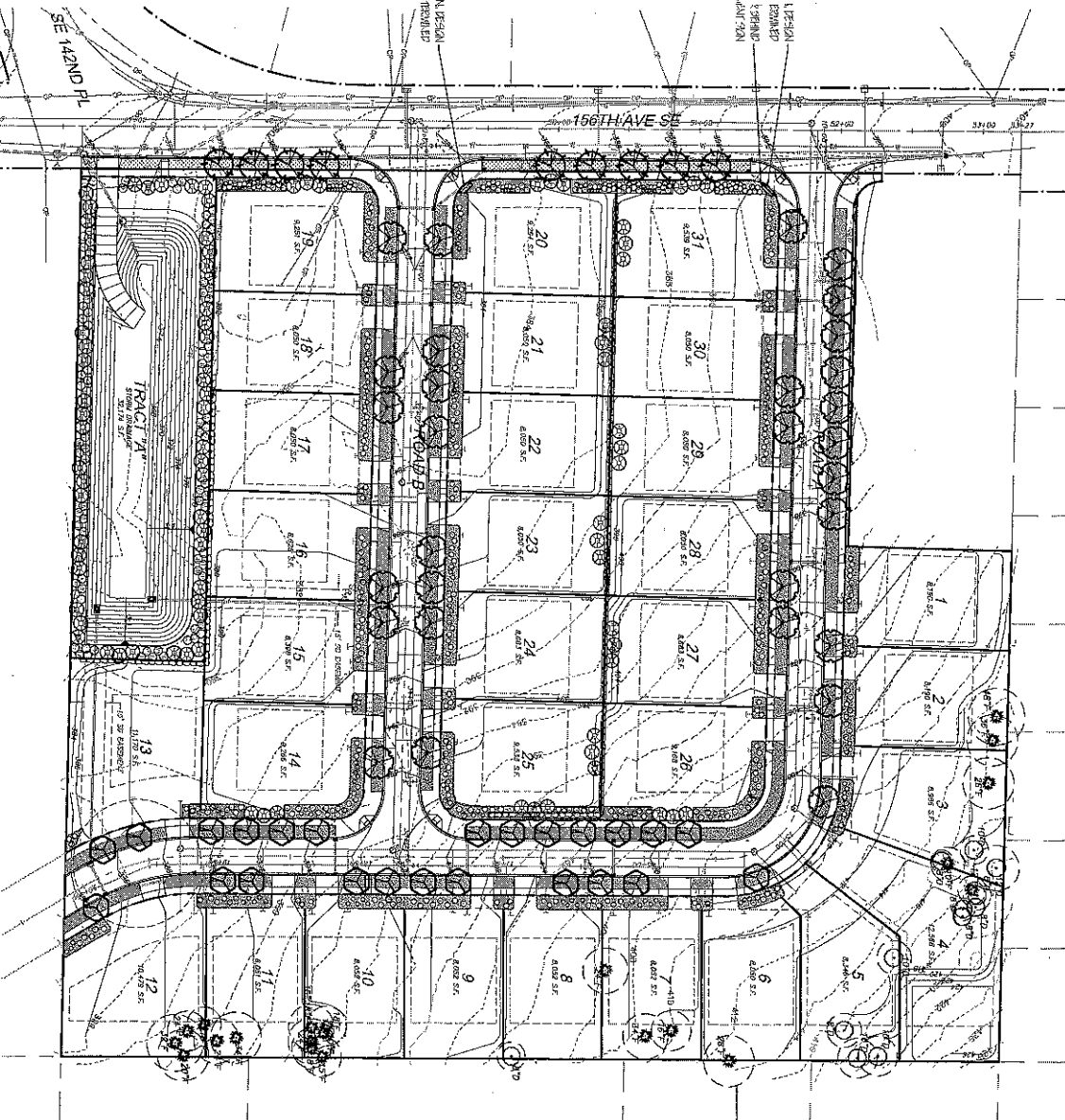
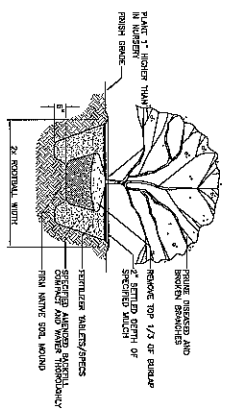


EXHIBIT 6

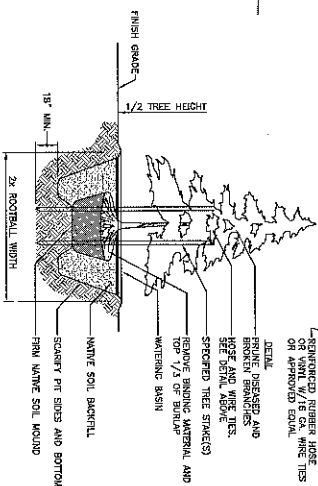
STREET TREE PLAN
SCALE 1"=40'



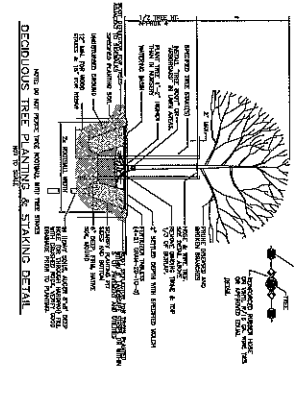
SHRUB PLANTING DETAIL
NOT TO SCALE



CONFEROUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



DETAIL OF REMOVED TREE, TRUCK



SHEET 1 of 5

NO.	DATE	DESCRIPTION
1	02-28-14	ISSUED FOR PERMIT
2	03-11-14	REVISED FOR PERMIT
3	03-11-14	REVISED FOR PERMIT
4	03-11-14	REVISED FOR PERMIT
5	03-11-14	REVISED FOR PERMIT
6	03-11-14	REVISED FOR PERMIT
7	03-11-14	REVISED FOR PERMIT
8	03-11-14	REVISED FOR PERMIT
9	03-11-14	REVISED FOR PERMIT
10	03-11-14	REVISED FOR PERMIT
11	03-11-14	REVISED FOR PERMIT
12	03-11-14	REVISED FOR PERMIT
13	03-11-14	REVISED FOR PERMIT
14	03-11-14	REVISED FOR PERMIT
15	03-11-14	REVISED FOR PERMIT
16	03-11-14	REVISED FOR PERMIT
17	03-11-14	REVISED FOR PERMIT
18	03-11-14	REVISED FOR PERMIT
19	03-11-14	REVISED FOR PERMIT
20	03-11-14	REVISED FOR PERMIT
21	03-11-14	REVISED FOR PERMIT
22	03-11-14	REVISED FOR PERMIT
23	03-11-14	REVISED FOR PERMIT
24	03-11-14	REVISED FOR PERMIT
25	03-11-14	REVISED FOR PERMIT
26	03-11-14	REVISED FOR PERMIT
27	03-11-14	REVISED FOR PERMIT
28	03-11-14	REVISED FOR PERMIT
29	03-11-14	REVISED FOR PERMIT
30	03-11-14	REVISED FOR PERMIT
31	03-11-14	REVISED FOR PERMIT

PNW HOLDINGS, LLC
THE ENCLAVE at BRIDLE RIDGE
LANDSCAPE PLAN

VARLEY • VARLEY • VARLEY
Landscape Architecture
12415 NE 1st Avenue, Vancouver, WA 98662
Phone: 425-426-2400
www.varleylandscape.com



NO.	DATE	DESCRIPTION
1	02-28-14	ISSUED FOR PERMIT
2	03-11-14	REVISED FOR PERMIT
3	03-11-14	REVISED FOR PERMIT
4	03-11-14	REVISED FOR PERMIT
5	03-11-14	REVISED FOR PERMIT
6	03-11-14	REVISED FOR PERMIT
7	03-11-14	REVISED FOR PERMIT
8	03-11-14	REVISED FOR PERMIT
9	03-11-14	REVISED FOR PERMIT
10	03-11-14	REVISED FOR PERMIT
11	03-11-14	REVISED FOR PERMIT
12	03-11-14	REVISED FOR PERMIT
13	03-11-14	REVISED FOR PERMIT
14	03-11-14	REVISED FOR PERMIT
15	03-11-14	REVISED FOR PERMIT
16	03-11-14	REVISED FOR PERMIT
17	03-11-14	REVISED FOR PERMIT
18	03-11-14	REVISED FOR PERMIT
19	03-11-14	REVISED FOR PERMIT
20	03-11-14	REVISED FOR PERMIT
21	03-11-14	REVISED FOR PERMIT
22	03-11-14	REVISED FOR PERMIT
23	03-11-14	REVISED FOR PERMIT
24	03-11-14	REVISED FOR PERMIT
25	03-11-14	REVISED FOR PERMIT
26	03-11-14	REVISED FOR PERMIT
27	03-11-14	REVISED FOR PERMIT
28	03-11-14	REVISED FOR PERMIT
29	03-11-14	REVISED FOR PERMIT
30	03-11-14	REVISED FOR PERMIT
31	03-11-14	REVISED FOR PERMIT

SOUTH SECTION

NORTH SECTION

TRACT "A"

STORM DRAINAGE

32,174 S.F.

EAST SECTION

15' SD EASEMENT

13

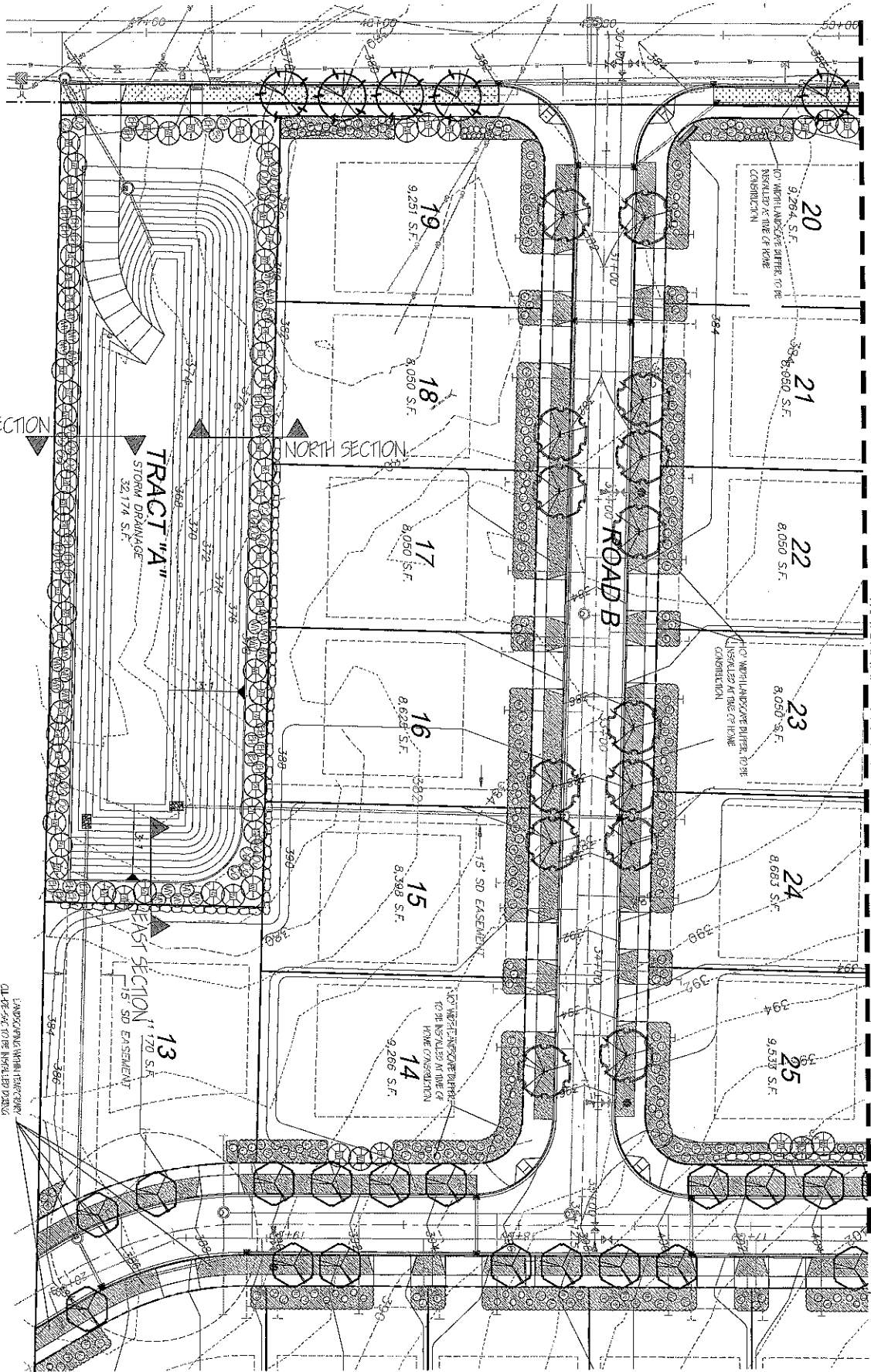
9,170 S.F.

LANDSCAPE MATERIALS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION



SCALE 1" = 20'-0" SHEET SIZE 22x34

L-2
SHEET 2 of 5



MATCHLINE - SEE SHEET L-3

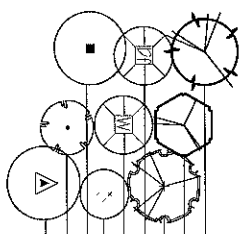
NOT INSTALLED AT TIME OF HOME CONSTRUCTION

PNW HOLDINGS, LLC
THE ENCLAVE at BRIDLE RIDGE
LANDSCAPE PLAN

VAREY • VAREY • VAREY
Landscape Architects
12745 NE TROTHMAN Way, West Hills, Washington 98042
Phone 425-496-9480
www.vareylandscape.com



REVISIONS		
NO.	DATE	DESCRIPTION

[illegible]

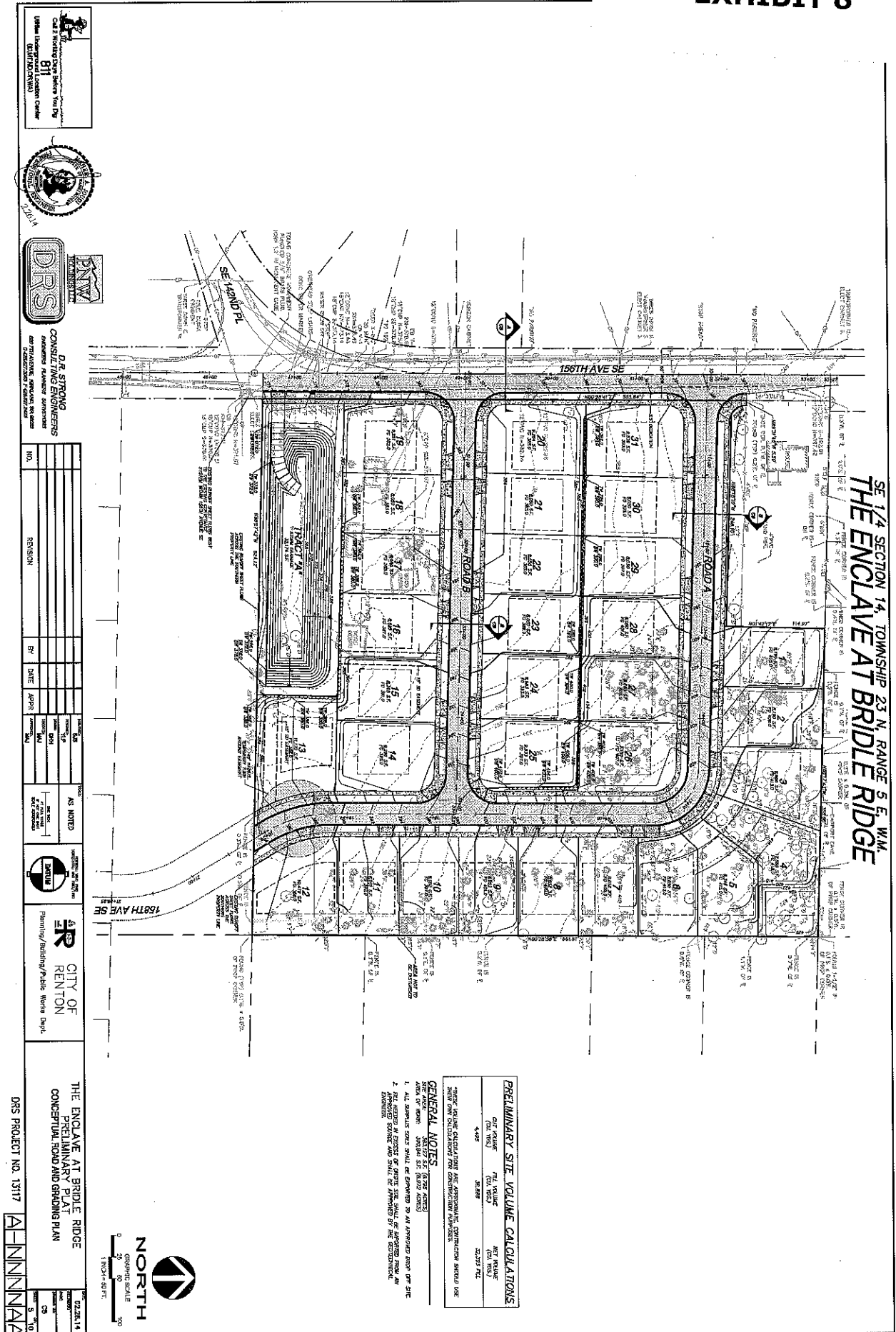
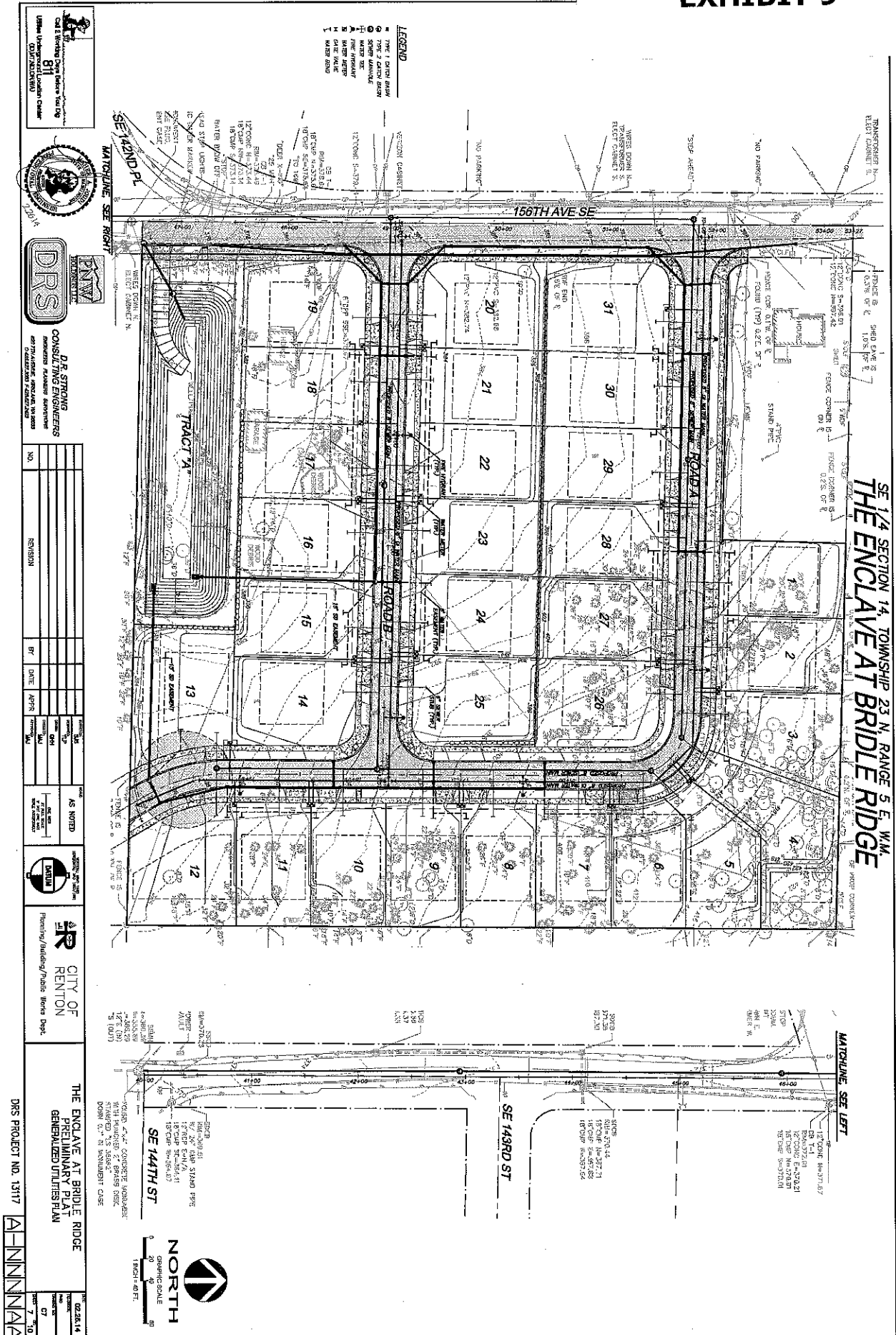
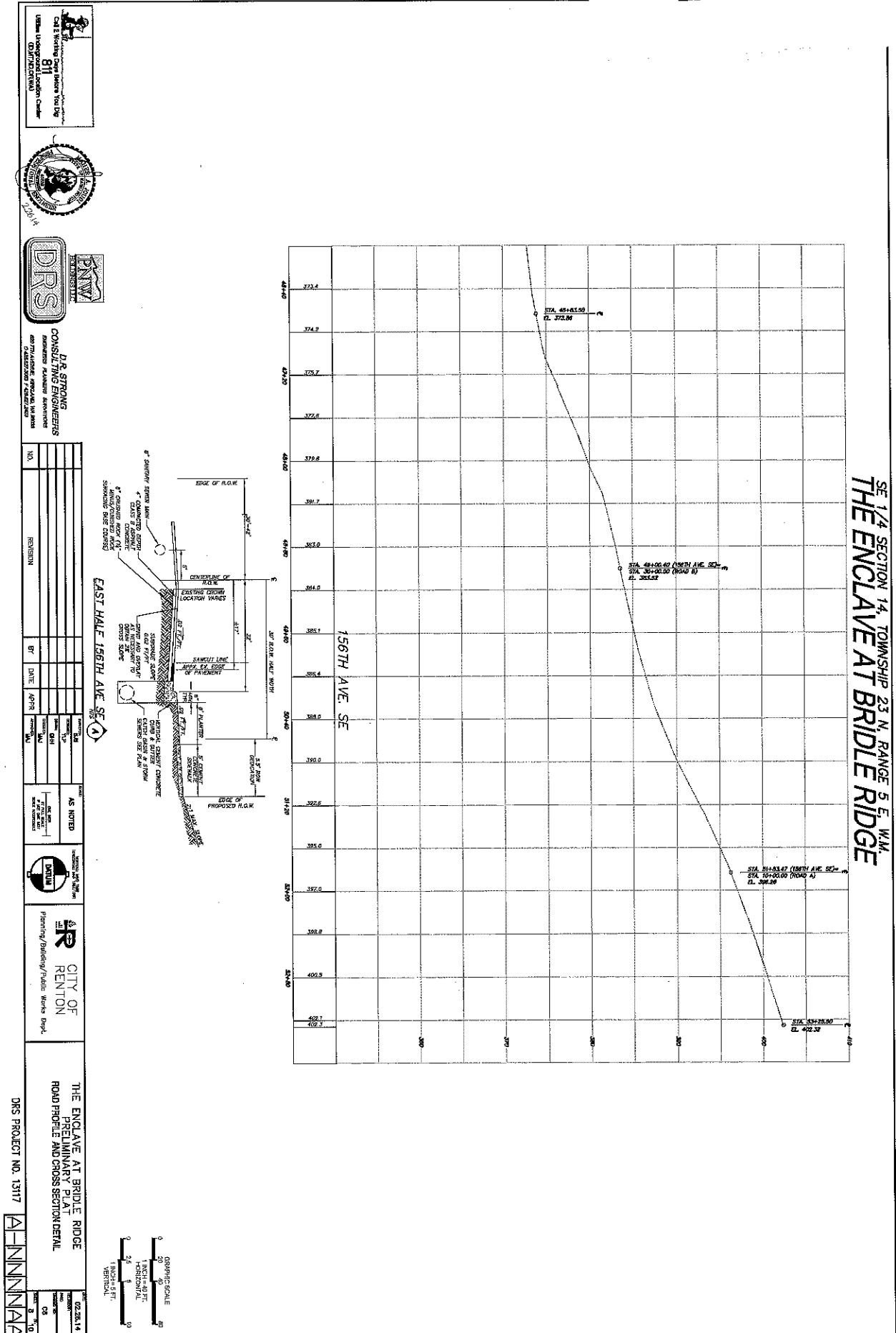
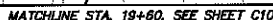


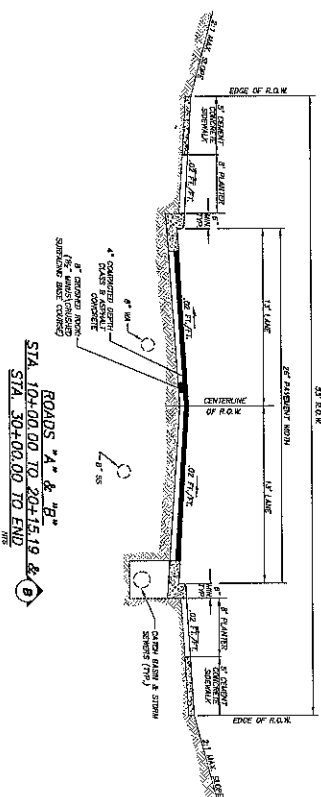
EXHIBIT 9



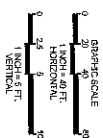




SE 1/4 SECTION 14, TOWNSHIP 23 N, RANGE 5 E, WM.
THE ENCLAVE AT BRIDLE RIDGE



ROADS "A" & "B"
STA. 10+00.00 TO 20+15.19 & B
STA. 30+00.00 TO END
NHS



Call 2 Working Days Before You Die
811
Unexcused Underground Location Center
(800) 451-7243



**D.R. STRONG
CONSULTING ENGINEERS**
ENGINEERING PLANNING SURVEYING
160 7TH AVENUE, APPOLO, MD 20705
O 410/677-5000 F 410/677-5003

[illegible]

AS NOTED

ONE INCH
16 PULL GAUG
IF NOT ONE INCH
TOTAL DEFORMATION

DATA

VERTICAL DATA AND
HORIZONTAL DATA

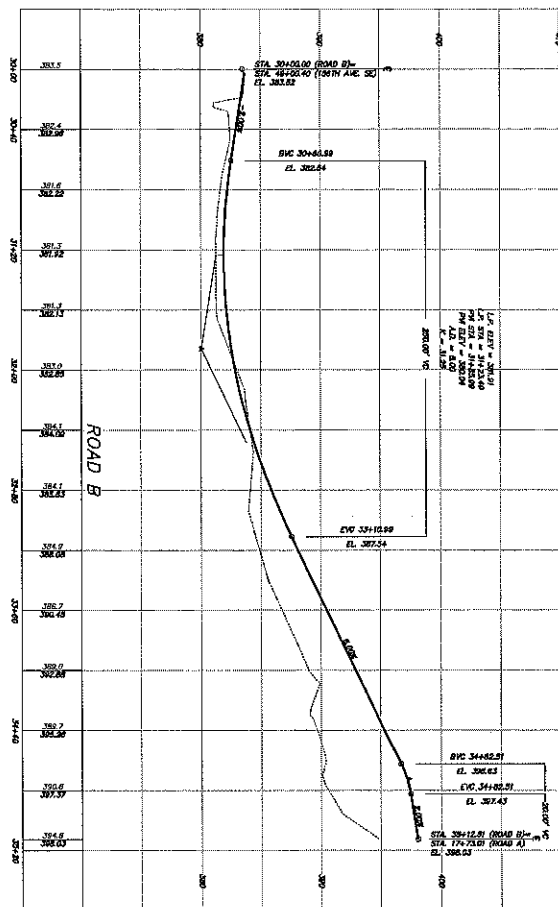
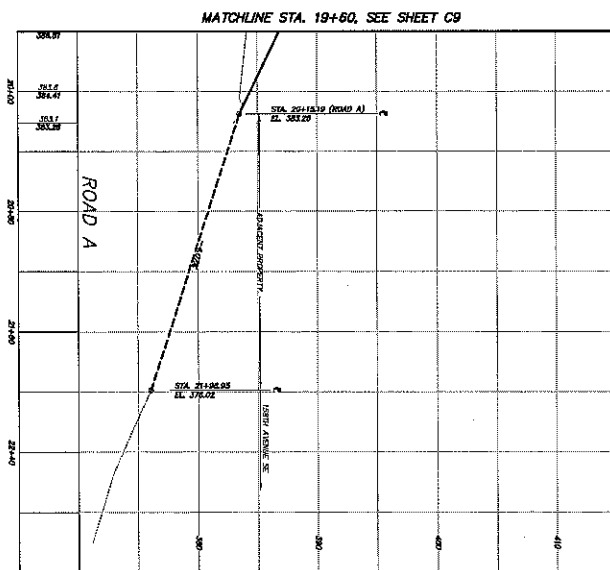
**CITY OF
RENTON**
Planning/Building/Public Works Dept

THE ENCLAVE AT BRIDLE RIDGE
PRELIMINARY PLAT
ROAD PROFILE AND CROSS SECTION DETAIL

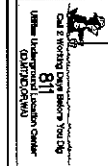
DRS PROJECT NO. 13117



XXX-XXXX



SE 1/4 SECTION 14, TOWNSHIP 23 N, RANGE 5 E, W.M.
THE ENCLAVE AT BRIDLE RIDGE



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERING PLANNERS SURVEYORS
650 7TH AVENUE, PORTLAND, ME 04103
PHONE: 617/457-1200 FAX: 617/263-1200

[illegible]

AS NOTED

ONE FOOT

AT FULL SCALE
7' FROM
SEAL INDICATOR

DATA

VERTICAL AND HORIZONTAL INDICATORS

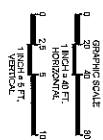


THE ENCLAVE AT BRIDLE RIDGE
PRELIMINARY PLAT
ROAD PROFILES

DRS PROJECT NO. 13117



DATE	02.25.14
TIME	
DRIVER	C10
PAGE	10 of 10



SE 1/4 SECTION 14, TOWNSHIP 23 N., RANGE 5 E., W.M..
THE ENCLAVE AT BRIDLE RIDGE

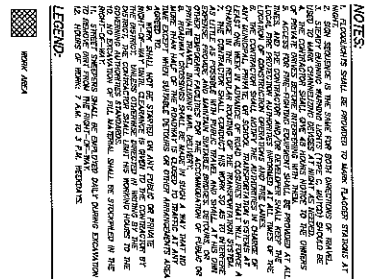


EXHIBIT 12

THE ENCLAVE AT BRIDLE RIDGE TRAFFIC IMPACT ANALYSIS

CITY OF RENTON

Prepared for

Mr. Justin Lagers
PNW Holdings, LLC.
9675 SE 36th St., Suite 105
Mercer Island, WA 98040

Prepared by



11410 NE 124th St., #590
Kirkland, Washington 98034
Telephone: 425.522.4118
Fax: 425.522.4311

December 27, 2013

RECEIVED
FEB 27 2014
CITY OF RENTON
PLANNING DIVISION

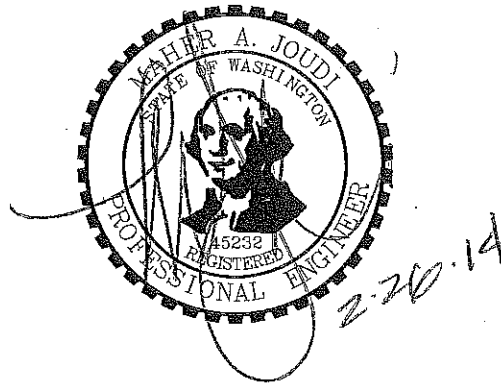
TECHNICAL INFORMATION REPORT

for

THE ENCLAVE AT BRIDLE RIDGE

Preliminary Plat

14038 156th Avenue SE Renton, Washington



DRS Project No. 13117
Renton File No.

Owner/Applicant

PNW Holdings LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

Report Prepared by



D. R. STRONG Consulting Engineers, Inc.
620 7th Avenue
Kirkland WA 98033
(425) 827-3063

RECEIVED

FEB 27 2014

CITY OF RENTON
PLANNING DIVISION

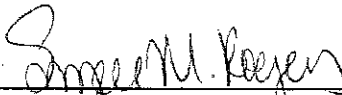
Report Issue Date

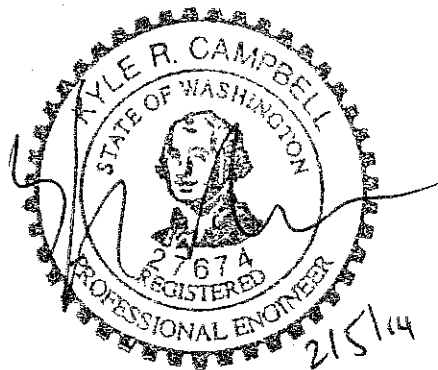
February 19, 2014

EXHIBIT 14

PREPARED FOR
AMERICAN CLASSIC HOMES

February 5, 2014

For: 
Stephen H. Avril
Staff Geologist



Kyle R. Campbell, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
THE ENCLAVE AT BRIDLE RIDGE
RESIDENTIAL DEVELOPMENT
14038 - 156th AVENUE SOUTHEAST
RENTON, WASHINGTON

ES-3220

Earth Solutions NW, LLC
1805 - 136th Place Northeast, Suite 201 Bellevue, Washington 98005
Phone: 425-449-4704 Fax: 425-449-4711
Toll Free: 866-336-8710

RECEIVED

FEB 27 2014

CITY OF RENTON
PLANNING DIVISION



Greenforest Incorporate



Consulting Arborist

EXHIBIT 15

2/18/2014

Justin Lagers, Director of Land Acquisition & Development
PNW Holdings, LLC
9675 SE 36th St., Suite 105
Mercer Island, WA 98040

RECEIVED

FEB 27 2014

CITY OF RENTON
PLANNING DIVISION

RE: The Enclave at Bridle Ridge Tree Inspection, 14038 156th Ave SE, Renton WA 98059

Dear Mr. Lagers:

You contacted me and contracted my services as a consulting arborist. My assignment is to inspect and evaluate the condition of surveyed trees at the above referenced site. (Tax Parcel Numbers 142305-9023, 9057, & 9112). I received a TREE CUTTING AND LAND CLEARING PLAN from D R Strong Consulting Engineers showing the location and numbers of the surveyed trees. I visited the site last week and inspected the trees indicated on the sheet, which are the subject of this report.

TREE INSPECTION

My initial inspection was limited to visual observation from the subject parcels. Trees off site were included in the inspection but are not included in this report. Both health and structure were evaluated. A tree's structure is distinct from its health. Structure is the way the tree is put together or constructed, and identifying obvious defects can be helpful in determining if a tree is predisposed to failure. Health addresses disease and insect infestation.

I identified the species of each tree, confirmed trunk diameter (DBH), estimated average dripline extension and recorded visible defects.

At the east property boundary (Near tree 6185) is an infection center for a root rot disease. This is evidenced by a tree-free circular area (actually, semi circular as bisected by the parcel boundary) with standing dead trees, recently or previously failed trees, and trees with thinning and/or chlorotic canopies at the edge of the infection area. After my initial inspection I returned to the site and performed rootcrown excavations on the conifers bordering this infection area. I found both signs and symptoms of armillaria root rot fungus, as evidenced by the presence of mycelial fans and fungal rhizomorphs, oozing resin flow, and varying stages of root decay in approximately a dozen trees on the north and south sides of this infection area.

February 3, 2014

Justin Lagers
PNW Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

RE: The Enclave at Bridle Ridge-City of Renton
SWC Job#13-187

RECEIVED

FEB 27 2014

CITY OF RENTON
PLANNING DIVISION

1.0 INTRODUCTION

This report describes our observations of any jurisdictional wetlands, streams and buffers on or within 200' of the proposed "The Enclave at Bridle Ridge" plat, which consists of two Parcels (#1423059023 & 9122), located on the east side of 156th Avenue SE, in the City of Renton, Washington (the "site").



Vicinity Map

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)

PROJECT NUMBER: LUA14-000241, ECF, PP

APPLICANT: Justin Lagers, PNW Holdings, LLC

PROJECT NAME: The Enclave @ Bridle Ridge Preliminary Plat

PROJECT DESCRIPTION: Proposed subdivision of a 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. No critical areas are present on the project site.

PROJECT LOCATION: 14038 156th Ave SE

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

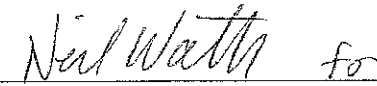
The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 18, 2014. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: April 4, 2014

DATE OF DECISION: March 31, 2014

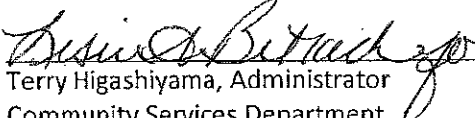
SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

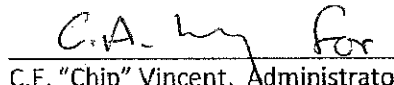
3/31/14
Date


Mark Peterson, Administrator
Fire & Emergency Services

3/31/14
Date


Terry Higashiyama, Administrator
Community Services Department

3-31-14
Date


C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

3-31-14
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-000241, ECF, PP

APPLICANT: Justin Lagers, PNW Holdings, LLC

PROJECT NAME: The Enclave at Bridle Ridge

PROJECT DESCRIPTION: Proposed subdivision of an 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. The site is currently developed with two single family residences and a detached garage. An existing residence is proposed to remain on parcel 1423059057. All other structures are proposed to be removed through the subdivision process. No critical areas are present on the project site.

PROJECT LOCATION: 14038 156th Ave SE

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations outlined in the submitted Geotechnical Engineering Study prepared by Earth Solutions, NW (dated February 5, 2014).

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

Fire:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit issuance.
2. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings. A water availability certificate is required from King County Water District 90.
3. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. Approved cul-de-sac turnarounds of 90-foot diameter are required for dead end streets over 500-feet long. Street system shall be designed to be extended to adjoining underdeveloped properties for future extension.

Water:

1. Water service will be provided Water District 90.
2. A water availability certificate from Water District #90 will be required.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
4. Approved water plans shall be submitted to the City.

Sewer:

1. Sewer service is provided by the City of Renton. The project proposes to get sewer service by extending the 8-inch existing sewer main, located south of the site on 156th Ave SE near the intersection with SE 144th Street and extending the sewer main into the plat. The project is required to extend the sewer main along 156th Ave SE up to the north property line. The extension of the sewer main from the south on 156th Ave SE will require overlay pavement restoration of at least half street. The project is required to extend the sewer main along 156th Ave SE up to the north property line.
2. A sewer stub is to be extended from the proposed sewer main in the internal access road, to the east property line (with a 10-foot sewer easement). A man hole is to be located on the sewer main in the proposed internal public street and a clean out at the end of the sewer stub.
3. System development fees for sewer are based on the size of the new domestic water meter that will serve each new lot. Fee per lot based on ¾-inch or 1-inch water is \$2,033.00. Estimated fee for sewer is \$63,023.00. This fee is paid prior to issuance of the construction permit.
4. This parcel falls within the boundaries of the Central Plateau Sewer Special Assessment District. Fee calculated as of 3/24/2014 is \$438.16 per new lot. Interest accrues at a daily rate of \$0.05111 until the fee is paid.
5. All plats shall provide separate side sewer stubs to each building lot. Side sewers shall be a minimum 2% slope.

Surface water:

1. A drainage plan and drainage report dated February 26, 2014 was submitted by D.R. Strong Consulting Engineers Inc. The proposed 31 lot subdivision is subject to Full Drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 8.7 acre vegetated site generally slopes to the southwest. The site is located within the Lower Cedar River Basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to basic water quality treatment and Level 2 flow control. Flow control facility is sized to match the pre-developed rates for the forested condition extending from 50% of the 2 year up to the 50 year flow. The engineer has designed a combined detention and wetpond to be located at the southwest corner of the site. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development.
2. A geotechnical report, dated February 4, 2014 was submitted by Earth Solutions NW, LLC. The report identifies the soils as sand glacial till. These soils will not support infiltration. Perched groundwater was found at a number of test pits. Due to the high moisture content, the geotech recommends site grading to be limited to the summer months.
3. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit. Estimated storm fee is \$36,840.00.
4. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation:

1. The current transportation impact fee rate is \$1,430.72 per new lot. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
2. A traffic analysis dated December 27, 2013, was provided by Traffix Northwest. The proposed 31 lot subdivision would generate 297 average weekday vehicle trips. Weekday peak hour AM trips would generate 23 vehicle trips, with 17 vehicles leaving and 6 vehicles entering the site. Weekday peak hour PM trips would generate 31 vehicle trips, with 20 vehicles entering and 11 vehicles exiting the site. An analysis focusing on the intersection of 156 Ave SE/SE 142 Place was done to determine what, if any impacts the anticipated new peak hour AM and PM trips created by this development would have on an operational standpoint at this intersection. This intersection is controlled by a stop sign at each approach. The intersection currently operates at LOS F. The result of the study indicates this intersection would continue to operate at a LOS F with the new development, while the project generated traffic at this intersection would increase to 9 trips to the 1,375 total trips passing through the intersection. Increased traffic created by the development will be mitigated by payment of transportation impact fees. Final determination will be made by the City's transportation department at a later date.
3. A looped roadway with stub ending is a temporary cul-de-sac is proposed as the internal site access. The cul-de-sac must meet City of Renton code and Fire Department requirements. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4-6-060. The new internal roadway shall be a 53-foot wide right of way, with 26 feet of pavement, curb, gutter, an 8-foot planter strip and a 5-foot sidewalk installed along both sides of the street. One side of the road will be marked No Parking. As per code, the minimum separation of intersections along an arterial is 125 feet. If in future there are significant concerns regarding left turns to and from the south loop of the internal public street onto 156th Ave SE, the City traffic operations may impose left turn restrictions at that intersection.
4. To meet the City's complete street standards, frontage improvements along the project side in 156th Ave SE shall include 22 feet of paving from the centerline, gutter, a 0.5 foot wide curb, an 8-foot

planter strip and a 5-foot roadway per City code 4-6-060. To build this street section, five and half feet of right of way dedication will be required. It is shown on the plans.

5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
6. Street lighting is required for this plat. LED lighting plans will be included with the civil plan submittal.

General Comments:

1. Separate permits and fees for, water meters, side sewer connection and storm connection will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

City of
Renton
NOTICE

EXHIBIT 19

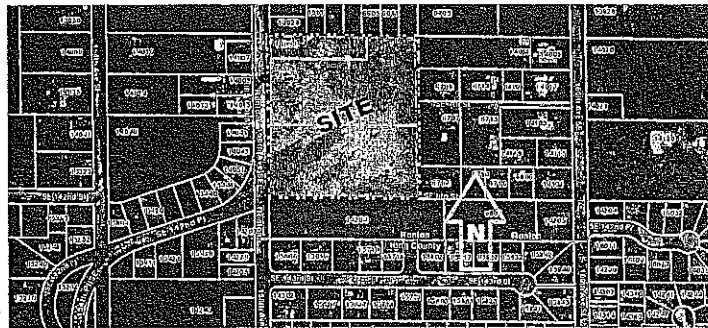
OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Enclave @ Bridle Ridge Preliminary Plat
PROJECT NUMBER: LUA14-000241, ECF, PP
LOCATION: 14038 156th Ave SE
DESCRIPTION: Proposed subdivision of an 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. The site is currently developed with two single family residences and a detached garage. An existing residence is proposed to remain on parcel 1423059057. All other structures are proposed to be removed through the subdivision process. No critical areas are present on the project site.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 18, 2014, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON APRIL 22, 2014 AT 10:00 AM TO CONSIDER THE "CONDITIONAL USE PERMIT, SHORT PLAT, ETC.". IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.
DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

I, Angelea Wickstrom hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 3-27-14

Signed: Angelea Wickstrom

STATE OF WASHINGTON)

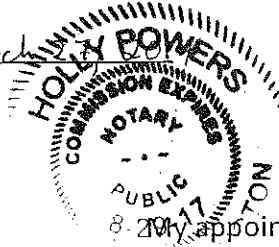
) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Angelea Wickstrom signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March

Holly Powers
Notary Public in and for the State of Washington



Notary (Print): Holly Powers

My appointment expires: August 29, 2017

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 3rd day of April, 2014, I deposited in the mails of the United States, a sealed envelope containing **SEPA determination** documents. This information was sent to:

Name	Representing
Agencies	See Attached
See attached	Owner, Applicant, Contact, Party of Record

(Signature of Sender):

Lisa McElrea

STATE OF WASHINGTON)

) SS

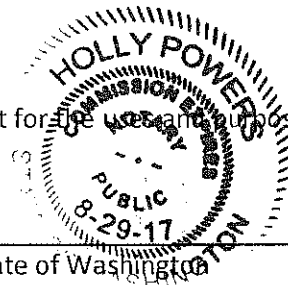
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Lisa M. McElrea signed this instrument and acknowledged it to be his/her/their free and voluntary act for the purposes mentioned in the instrument.

Dated: April 3, 2014

Holly Powers

Notary Public in and for the State of Washington



Notary (Print):

Holly Powers

My appointment expires:

August 29, 2017

Project Name:	The Enclave @ Bridle Ridge
Project Number:	LUA14-000241

AGENCY (DOE) LETTER MAILING (ERC DETERMINATIONS)

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Muckleshoot Indian Tribe Fisheries Dept. * Attn: Karen Walter or SEPA Reviewer 39015 – 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program * Attn: Ms Melissa Calvert 39015 172 nd Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
Boyd Powers *** Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015		
KC Dev. & Environmental Serv. Attn: SEPA Section 900 Oakesdale Ave. SW Renton, WA 98055-1219	City of Newcastle Attn: Steve Roberge Director of Community Development 13020 Newcastle Way Newcastle, WA 98059	City of Kent Attn: Mr. Fred Satterstrom, AICP Acting Community Dev. Director 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Municipal Liaison Manager Joe Jainga PO Box 90868, MS: XRD-01W Bellevue, WA 98009-0868	City of Tukwila Steve Lancaster, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Real Estate Services Attn: SEPA Coordinator 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018		

*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

**Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: sepaunit@ecy.wa.gov

***Department of Natural Resources is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice the following email address: sepacenter@dnr.wa.gov

The Enclave at Bridle Ridge
LUA14-000241
PARTIES OF RECORD

Applicant

PNW Holdings LLC
9675 SE 36th St, 105
Mercer Island, WA 98040
(206) 588-1147 justin@pnwholdings.com

Engineer

Maher Joudi
D.R. Strong Consulting Engineers
10604 NE 38th Pl, 232
Kirkland, WA 98033

Owner

Richard Ouimet
2923 Maltby Rd
Bothell, WA 98012

Owner

Sally Nipert
14004 156th Ave SE
Renton, WA 98059

Party of Record

M.A. Huniu
6608 SE 5th Pl
Renton, WA 98059
(425) 226-6594

Party of Record

DAVID MICHALSKI
6525 SE 5TH PI
RENTON, WA 98059
(425) 271-7837

Party of Record

Roger Paulson
6617 SE 5th Pl
Renton, WA 98059
(425) 228-1589

Party of Record

Jason Paulson
31 Mazama Pines Ln
Mazama, WA 98333

EXHIBIT 20

David M

6525 se

Renton, Wa 98059

March 21, 2014

Jill Ding, Senior Planner

Planning Division

1055 So Grady Way

Renton, Wa 98057

This memo is regarding my concerns over the Enclave at Bridle Ridge/LUA14-000241/ECF/PD.

I live off of SE5th pl and my residence butts up to this planned subdivision. My concern is regarding the traffic going North and South on 156th Ave Se. Since the building of the bridge across Cedar River the traffic on 156th ave se is unbearable. Coming out of any of the side streets off 156th ave se is sometimes impossible with waits as much as 15 minutes. At the 3 way stop south of me vehicles do a quick stop and accelerate up the hill leaving no time between cars to allow access going both North and South. Frequently when large trucks traveling up the hill slow traffic down, there is a huge backlog of vehicles and this causes terrible traffic congestion. I see signs for additional development in the future on the West side of 156th. I feel that an immediate traffic study be implemented. I am really surprised there isn't more accidents than I see. Has anyone thought about additional access off of Maple Valley Highway for folks to get unto Cemetery Road?

Sincerely,


David Michalski

Email: dcmichal@msn.com

Ph# 425-271-7837

RECEIVED
MAR 24 2014
CITY OF RENTON
PLANNING DIVISION

March 22, 2014

EXHIBIT 21

Ms. Jill Ding
Senior Planner
CED – Planning Division
City of Renton
1055 South Grady Way
Renton, WA 98057

SENT via Electronic Mail to Avoid Delay @ Jding@rentonwa.gov

Re: The Enclave at Bridle Ridge

Dear Ms. Ding and Hearing Examiner,

Thank you for this opportunity to provide comment with respect to the proposed plat "The Enclave at Bridle Ridge", Project #LUA14-000241, ECF, PP.

My comments are organized below by subject area and intended to provide input for both the City's final SEPA determination as well as the Hearing Examiner's preliminary plat review process scheduled for April 22nd. I also hope to attend the tentatively scheduled Public Hearing.

Traffic Study and Impacts

The scope of the traffic study provided by the applicant fails to adequately consider the impacts of this project upon the adjacent intersection at SE 5th Place. I would ask that the applicant be required to supplement the traffic study with an analysis of this intersection as well as the next two streets to the north of SE 5th Place in light of the accident history of the intersection as well as the Level of Service associated with A.M. Peak period trips northbound on 156th Ave. This additional study should include a video analysis of the "rolling stop" situation present at the 142nd intersection during the morning commute to help inform my concerns explained below.

At current, the traffic study ignores the impact of the proposed new traffic by concluding that the level of service is already so bad at the actual intersection of 156th and 142nd that the project won't make it noticeably worse. While perhaps true in some respects for this specific intersection itself, the analysis completely fails to contemplate the project's impact to 156th north of this intersection.

Under existing conditions, the only reason it is possible to make an egress turn from SE 5th Place (shown in the traffic study as SE 139th Pl.) in the morning hours between 6 and 9 a.m. is due to the vehicle spacing interval created by the 3-way stop at 142nd, and then only IF the northbound vehicles actually obey the stop light on 142nd. Adding two additional access points and associated vehicle trips from the proposed project onto SE 156th north of the 3-way stop intersection will effectively consume the limited "capacity" created by the 3-way stop rotation (e.g. those trips will fill up any space that currently exists between vehicles). All of this is compounded by the reality (also ignored by the traffic study) that the northbound morning traffic treats the intersection as a "rolling stop", and then quickly accelerates through the posted 25 MPH zone to speeds exceeding 35 mph, making access to 156th even more difficult.

The addition of ANY new trips to SE 156th between SE 5th Place and the project by way of two additional access points will have a significant impact that is directly attributable to this project, and for which no adequate study has been conducted and no adequate mitigation has been proposed. To allow this project to be implemented without adequate mitigation has significant potential to threaten public health, safety and welfare for the existing residents who access 156th from SE 5th Place and the other residential access streets to the north. By failing to acknowledge and mitigate this reality, the applicant has failed to affirmatively address the requirements of adequate provision dictated by RCW 58.17.

I am also very concerned with the close spacing between the proposed access streets to the plat, and the existing 156th/142nd intersection. It seems almost impossible that anyone is ever going to be able to make a left-hand turn (to the south) from the plat access streets, due to the lengthy traffic back-up that routinely occurs on 156th during the afternoon commute hours, blocking both proposed access streets. The traffic study also appears to have ignored this reality, in favor of studying the 156th/142nd intersection itself. This also should be the subject of further analysis by the applicant and City prior to any final SEPA determination or plat approval.

Based upon nothing more than common knowledge, it seems that the project design should be conditioned to provide for a single point of access and conventional intersection alignment at the 156th/142nd intersection, including appropriate signalization (4 way stop or conventional signal or round-about). This approach is supported by the City of Renton's transportation planning policies, and is clearly warranted by the level of service projections for this intersection.

Sanitary Sewer Design

The City of Renton Sanitary Sewer Plan includes multiple goals and policies which encourage the thoughtful extension of the City's utility to existing and future development. Most of the existing homes located along the northerly property boundary of the proposed plat are greater than 45 years old, and are serviced by septic systems of that era.

Further, the topography and development pattern of these adjacent, neighboring properties is such that the waste lines, septic tanks and drain fields are all located on the south side of the homes, and at an elevation significantly lower than the street which serves these homes – particularly for those furthest east on SE 5th Place.

If the City of Renton is serious about implementing its current waste water plans and the long-term responsibility of servicing the residents it has annexed, provisions should be made within the proposed plat to accommodate future waste water access to the new sewer lines being installed as part of this project.

While City Engineers are best to identify how to accomplish this, it would seem that the inclusion of simple utility easements connecting the southerly parcel boundaries of the existing homes with the newly proposed street within the plat through proposed lots 1 through 4 would make logical sense. Even if future connections were subject to latecomer's agreements to fairly reimburse the developer for any up-sizing required to serve these few additional homes, common sense would dictate that now is the right time to be making adequate provision for the future needs of the City's residents. Let's get "ahead of the curve" and take advantage of the opportunity provided by this project.

Rear Yard Designations

With respect to proposed lot #4, it would appear that the applicant has applied a side-yard setback where the City's code would indicate a rear yard setback is required. (See Section 4-11-250 of Renton Municipal Code.) Because the final determination of the rear yard for a lot of this irregular lot configuration rests with the City's Planning Division Director (per City Code), I would ask that the Rear Yard requirement be clearly and consistently applied along the entire north edge of the plat as part of the recommended conditions of approval, where the plat abuts existing development to the north. As the largest of all proposed lots in the plat, there is plenty of room to accommodate a proper rear-yard on proposed lot #4.

Wildlife

In review of the SEPA checklist completed by the applicant and presumably reviewed by the City, it should be noted that significantly greater wildlife regularly utilize the proposed development site than has been indicated. We regularly observe deer and coyotes on the property, and occasionally have observed owls, hawks, eagles and flying squirrels. It should be properly noted on the SEPA checklist that the flying squirrel is a State protected species pursuant to WAC 232-12-011.

Notice of Application and Public Comment Opportunity

Finally, I call your attention to the fact that the City's Notice of Application for this project is inaccurate, misleading and biased in the favor of the applicant with respect to the opportunity to influence and inform the City's environmental determination under SEPA.

The notice (both of application and anticipated SEPA determination) provided by the City (see attached) states that if written comment cannot be provided by the March 24th deadline, that it CAN be provided at the April 22nd public hearing.

It is my understanding that the City typically issues its SEPA Determination prior to the public hearing by the City's Hearing Examiner, not after. Further, the City has advertised that no comment period will be provided following the issuance of the planned M-DNS. A SEPA appeal period is provided, but only those who provide comment prior to the SEPA determination are eligible for appeal, per City of Renton code. Thus, anyone who comments before April 22nd, but after the City's SEPA determination, does not actually have the opportunity advertised to provide input on this project in such a way as to inform the City's SEPA determination.

Given the factually misleading information provided within the above referenced Notice of Application for this project on this point, and the mistaken belief now shared by some of my neighbors that they have until April 22nd to comment on SEPA-related issues including those addressed in this letter, I ask that the City seek to validate the procedural integrity of this application by re-posting the comment period for this application, providing clear instructions in the Notice of Application that allow the general public to understand that if they wish to provide comment relative to any of the potential adverse environmental impacts of the project including the City's intended mitigation measures, they **MUST** do so prior to the deadline appurtenant to the City's SEPA Determination.

If you have any questions regarding the comments above, please feel free to contact me at RogerAPaulsen@cs.com.

Sincerely,
Sent Electronically Without Signature to Avoid Delay

Roger Paulsen

Attachment: PDF of Notice of Application

Jill Ding

EXHIBIT 22

From: Jill Ding
Sent: Wednesday, April 09, 2014 6:38 AM
To: 'DAVID C MICHALSKI'
Cc: Rohini Nair
Subject: RE: concerns: the Enclave at Bridle Ridge/Lua14-000241/ECF/PP

Dear Mr. Michalski,

Thank you for your comments on this project. I apologize for the delay in responding. Your comments have been included in the official land use file and will be considered by the decision maker. In addition we have forwarded your comments to the City's transportation department for review. The City is aware of the delay at the 156th Avenue SE and SE 142nd Place intersection. Unfortunately, the delay at that intersection is anticipated to increase with or without the approval of the proposed project. According to the applicant's traffic study, upon completion the project as proposed is anticipated to add 2.3 seconds to the delay at the intersection.

With regards to your question regarding additional access off of Maple Valley Highway to Cemetery Road, the steep topography between Maple Valley Highway and the upper plateau (and on to Cemetery Road) makes it infeasible to provide additional access. Widening I-405 (which the State is pursuing) to provide more traffic capacity could attract some traffic now using 156 th SE to access Cemetery Road.

The City will also be requiring the applicant to pay a traffic impact fee to help offset the impacts of the proposed development to the City of Renton street system.

A public hearing on the project is scheduled for 10 am on April 22, which will include an opportunity for additional public comment. If you have further comments or concerns, I encourage you to attend the hearing.

Thank you again for your comments,

Jill Ding
Senior Planner

From: DAVID C MICHALSKI [<mailto:dcmicchal@msn.com>]
Sent: Friday, March 21, 2014 12:00 PM
To: Jill Ding
Subject: concerns: the Enclave at Bridle Ridge/Lua14-000241/ECF/PP

Angelea Wickstrom

From: Jill Ding
Sent: Monday, April 14, 2014 6:46 AM
To: 'Roger Paulsen'
Subject: RE: Enclave at Bridle Ridge

Mr. Paulsen,

Thank you for your comments. They have been included in the file for official consideration by the decision maker. Below I have attempted to respond to the concerns raised in your letter.

1. In your letter you cite the proposed development's impacts on transportation. Per the submitted traffic study the current delay at the southbound approach to SE 142nd Pl and 156th Ave SE is 94.8 seconds. The future delay without the project is anticipated to be 133.2 seconds and the future delay with the project is anticipated at 137.1 seconds. Therefore, it is anticipated that the traffic generated by the proposed project would result in an additional delay of 2.3 seconds. I also understand that you have concerns regarding the traffic heading northbound through the SE 142nd Pl and 156th Ave SE intersection as it makes a right turn from SE 5th Pl difficult. According to the submitted traffic study the northbound traffic at the SE 142nd Pl and 156th Ave SE intersection is currently operating at a Level of Service (LOS) B and is anticipated to continue operating at a LOS B with the construction of the proposed project. The City's transportation department has reviewed the proposal and has concluded that the payment of a traffic mitigation fee by the project proponent would sufficiently mitigate the additional trips generated by the proposed project on the City's street system.
2. You also indicated in your letter that you would like the opportunity to connect to the sewer being constructed with the proposed project. It is my understanding that the City cannot require the applicant to provide sewer to abutting properties. In order to gain access to the sewer being constructed, you would need to contact the developer (Justin Lagers, PNW Holdings Inc. 253-405-5587). The City would then review any plans for additional connections.
3. You also noted that additional wildlife, not identified on the SEPA checklist is present on the project site. Thank you for this information.
4. You expressed concern that adequate public comment has not been provided for the project and that the City's notice of application is misleading. The posted notice of application is in compliance with RMC 4-8-090B. The notice advertised the 14 day public comment period on the project and also advertised the date of the public hearing. Any comments on the project not made during the public comment period can be made at the hearing, currently scheduled for April 22nd at 10:00 am.

If you have any additional comments or concerns, I would encourage you to attend the public hearing on April 22 at 10:00 am in the Council Chambers as an opportunity for public comment will be provided at the hearing.

Thank you again for your comments.

Jill Ding
Senior Planner

From: Roger Paulsen [mailto:rogerapaulsen@cs.com]
Sent: Sunday, March 23, 2014 7:46 AM
To: Jill Ding
Cc: Vanessa Dolbee; Lisa Marie McElrea; Rohini Nair; jasonmpaulsen@gmail.com
Subject: Re: Enclave at Bridle Ridge

Jill,

Please find attached an electronic copy of my comment letter for the proposed Enclave at Bridle Ridge development. I'm sending this via e-mail while traveling in order to meet the March 24th comment period deadline.

I'll be entering an area of the country (southern Utah) where Internet access is unreliable. I'm copying my son, Jason Paulsen, on this so he can address any questions or issues you may have if I'm unable to respond. Jason can be reached at jasonmpaulsen@gmail.com.

Please acknowledge receipt of this communication via e-mail to both Jason and me.

Thanks!!

Roger Paulsen

-----Original Message-----

From: Jill Ding <JDing@Rentonwa.gov>

To: Roger Paulsen <rogerapaulsen@cs.com>

Cc: Vanessa Dolbee <VDolbee@Rentonwa.gov>; Lisa Marie McElrea <LMcElrea@Rentonwa.gov>; Rohini Nair <RNair@Rentonwa.gov>

Sent: Mon, Mar 17, 2014 6:38 am

Subject: RE: Enclave at Bridle Ridge

Roger,

Thank you for your email. Could you send us your mailing address so that we can add you as a Party of Record?

The plan reviewer assigned to review the Enclave at Bridle Ridge for utility compliance is Rohini Nair. I have copied her on this email. I do not have her direct line, but she can be reached by contacting the front desk at 425-430-7200.

I primarily work remotely. I do go into the office once a week on Thursdays from 10am-2pm. I will also be happy to answer any questions you have on this project via email. I will let Vanessa respond to your request for public records, as I am not sure if we grant them electronically.

Thank you,

Jill

From: Roger Paulsen [rogerapaulsen@cs.com]

Sent: Sunday, March 16, 2014 10:41 PM

To: Jill Ding

Subject: Fwd: Enclave at Bridle Ridge

Jill,

I'm forwarding an e-mail I had copied you on -- but had your address incorrect. Hopefully this one works!!

Roger Paulsen

-----Original Message-----

From: Roger Paulsen <rogerapaulsen@cs.com>

To: VDolbee <VDolbee@Rentonwa.gov>

Cc: jding <jding@renton.wa.gov>; jasonmpaulsen <jasonmpaulsen@gmail.com>

Sent: Sun, Mar 16, 2014 10:37 pm
Subject: Re: Enclave at Bridle Ridge

Vanessa,

This is a follow-up to my earlier correspondence regarding the project named "The Enclave at Bridle Ridge", file number: LUA14-000241, ECF, PP (see below).

Now that the project has officially been posted, I request to become a party of record. Attached is an electronic copy of the required form, with my contact information.

As I mentioned in my earlier e-mail, I am traveling out of the area, and won't return until after the end of the comment period on March 24th. I am an adjacent property owner (parcel 9425200080), and this project is of vital interest. I had arranged for my son (Jason Paulsen) to watch for official notice of the proposed development, and have been copied on Jason's correspondence with Jill Ding, of your department. Apparently Ms. Doing is out of the office on vacation until March 20th, and was unable to assist Jason in obtaining an electronic copy of information on the project.

I'm writing you in the hope that you can help. If possible, I'd like to receive an electronic copy of application materials and supporting studies pertinent to the SEPA decision so that I can comment prior to March 24th closing date. I am especially interested in reviewing the traffic study. I am quite willing to pay the reasonable cost of providing this information. Let me know the best way to provide payment.

Now that the project application has been officially accepted by the City, I'd like to pursue my question regarding sewer service. Can you tell me who I can/should contact to determine whether this project will provide an opportunity for adjacent properties to connect to the Renton Sewer system??

Thanks for any help you can provide!!!

Roger Paulsen

-----Original Message-----

From: Vanessa Dolbee <VDolbee@Rentonwa.gov>
To: 'Roger Paulsen' <rogerapaulsen@cs.com>
Sent: Thu, Feb 13, 2014 6:28 am
Subject: RE: Enclave at Bridle Ridge

Roger,

Yes you are correct, as long as you are the property owner. The City uses the King Co. assessors data to mail out to the 300 ft. surrounding neighbors, so whatever address the assessor have for tax purposes is where the City will mail the notice.

Vanessa Dolbee
Current Planning Manager

Department of Community & Economic Development
City of Renton
Renton City Hall - 6th Floor
1055 South Grady Way
Renton, WA 98057
425.430.7314

From: Roger Paulsen [<mailto:rogerapaulsen@cs.com>]
Sent: Wednesday, February 12, 2014 9:33 PM
To: Vanessa Dolbee
Subject: Re: Enclave at Bridle Ridge

Vanessa,

Thanks for the update!!

My wife and I will be away from home for the next 6 weeks, so I won't be able to watch for the pink notice posters. Based on my conversation with Chris on Monday, I understand that we'll also receive a letter in the mail because we are within 300 feet of the development. Is that correct?? Our property actually abuts the development. We're having our mail forwarded, so I should receive the notice in time to become a party of record, and submit comments on the project.

I'm assuming my question about access to the Renton Sewer system will need to wait until the City has actually accepted the application.

Please let me know if my understanding is not correct.

Thanks!!!

Roger

-----Original Message-----

From: Vanessa Dolbee <VDolbee@Rentonwa.gov>

To: 'Roger Paulsen' <rogerapaulsen@cs.com>

Sent: Wed, Feb 12, 2014 12:25 pm

Subject: RE: Enclave at Bridle Ridge

Roger,

The name of the project based on your photos is "156th Ave. SE Assemblage" This project did go through the City's pre-application process but has not been submitted to the City as an official application. The developer is required to install these public notices signs prior to application to the City. At this point in time we do not have an official application to add you to as a party of record. Please keep an eye on the big white sign, once you see a bright pink "notice" poster stapled to the front of the sign, the application has been submitted to the City for review. At this time please contact the identified person at the City that is noted on the pink "notice" sign requesting to be added to the party of records list.

Please let me know if you have any other questions.

Vanessa Dolbee
Current Planning Manager

Department of Community & Economic Development
City of Renton
Renton City Hall - 6th Floor
1055 South Grady Way
Renton, WA 98057
425.430.7314

From: Roger Paulsen [<mailto:rogerapaulsen@cs.com>]
Sent: Tuesday, February 11, 2014 8:15 PM
To: Vanessa Dolbee
Subject: Re: Enclave at Bridle Ridge

Vanessa,

Thanks for getting back to me!!! Attached is a zip file with photos taken of the "Proposed Land Use" sign recently posted on the property.

The address is 14038 156th Ave. SE. I believe the project number is 13117.

Does that help??

Roger

-----Original Message-----

From: Vanessa Dolbee <VDolbee@Rentonwa.gov>

To: 'Roger Paulsen' <rogerapaulsen@cs.com>

Sent: Tue, Feb 11, 2014 5:23 pm

Subject: RE: Enclave at Bridle Ridge

Roger,

I have searched the City's permit system for a project with the title "Enclave at Bridle Ridge" or a variation of this title. We do not have any records of a project with this name in our system. Can you please provide me a site address or tax parcel number so I can identify what project you are inquiring about. If you would like to become a party of record for any project, the City has to have an application to assign "you" to. In order to do this I need to identify what application you would like to become a party of record for. Thank you for the additional information.

Thank you,

Vanessa Dolbee

Current Planning Manager

Department of Community & Economic Development

City of Renton

Renton City Hall - 6th Floor

1055 South Grady Way

Renton, WA 98057

425.430.7314

From: Roger Paulsen [<mailto:rogerapaulsen@cs.com>]

Sent: Tuesday, February 11, 2014 2:09 PM

To: Vanessa Dolbee

Subject: Enclave at Bridle Ridge

Vanessa,

By way of introduction, my wife and I live on the East Renton Plateau, adjacent to the NE corner of proposed Enclave at Bridle Ridge development. I had some questions about the development, and met yesterday with Chris in your department. He suggested that I forward one of my questions to you.

Our property has a 50-year old septic system. It's currently functioning correctly, but I anticipate it's life is limited. I wonder if the new development will provide us an opportunity to connect to the Renton sewer system?? If you're not the right person to address this question to, please direct me to someone who can.

Although we haven't yet been formally notified of the development, I would like to become a party of record. Can I do that via this e-mail?? If so, the following is my contact information:

Roger Paulsen

6617 SE 5th PL

Renton, WA 98059

425-228-1589

RogerAPaulsen@cs.com

Thanks!!!

Roger



**Department of Community and Economic Development
Development Services Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

MUNICIPAL

CODE SECTIONS: RMC 4-6-030 Drainage (Surface Water) Standards

REFERENCE: N/A

SUBJECT: Landscaping, fencing, pond slopes, and other standards for stormwater tracts and easements and ownership and maintenance responsibility for stormwater facilities.

BACKGROUND: The current drainage code (RMC 4-6-030) references the current King County Surface Water Design Manual (KCSWDM) for compliance with stormwater standards. Requirements for landscaping in stormwater facility tracts are included in Section 5.3.1.1 of the 2009 KCSWDM as amended by the City of Renton. Section 5.3.1.1 of the KCSWDM restricts planting in berms that impound water or within 10 feet of any structure.

Requirements for pond geometry and side slopes are listed in Section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. Adopted standards allow for the side slopes of an open detention or water quality treatment facilities (pond, wetpond, stormwater wetland, etc) to be steeper than 3:1 if a fence is provided along the wall and/or around the emergency overflow water surface elevation. This standard is resulting in facilities that are difficult to maintain, expensive in labor and materials for maintenance, and create a safety hazard to the maintenance crews.

Fencing requirements are also standardized in section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. A fence is required to discourage access to the stormwater pond, prevent litter, allow efficient maintenance, and in consideration of worker and public safety.

JUSTIFICATION: Recognizing that requirements for landscaping and tree planting contribute to the aesthetics and value of new surface water installations while needing to ensure proper functionality and maintenance of facilities, both the Department of Public Works and the Department of Community and Economic Development desire to clarify standards

